

# Preferred Options for a Detailed Policies and Sites Plan

<b>Preferred Options</b>	<b>Main comparative reason(s) for selected</b>
DEN1 (Part of Site 662)	Site is well integrated into the surroundings Safe access can be achieved
<b>Non- preferred Options</b>	<b>Main comparative reason(s) for not being selected</b>
Site 312, 518 & 853	Site contains a tree preservation order and a public right of way therefore development would have a greater impact on the landscape and form of the settlement
Site 517	Site is high quality agricultural land Development would have a greater impact on the landscape and form of the settlement
Site 519	Development would have a greater impact on the landscape and form of the settlement Relative distance from village services
Site 652	Development would have a greater impact on the landscape
Site 662	Site is too large for planned village growth (part only of the site is preferred option DEN1)
Site 746	Poor highways access to the site  Development would have a greater impact on the landscape and potentially impact upon the setting of Denver Mill
Site 954	Development would have a greater impact on the landscape  Relative distance from village services
Site 1128	Site too small for allocation Site contains a tree preservation order
<b>Rejected sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 280	Development would result in the loss of a community leisure facility and the Council will only support proposals that protect, retain or enhance sports, leisure and recreation facilities as set out in policy CS13 of the core strategy.

## 7.28 Dersingham (KRSC)

### Dersingham

#### *Key Rural Service Centre*

#### Description

**7.28.1** The village of Dersingham is well served by a range of local amenities including a Post Office, supermarket, library, fire station, pubs, churches and schools. The parish of Dersingham has a population of 4,640<sup>(19)</sup>. In addition, the village has a health centre and range of small business premises. Dersingham is approximately eight miles from King's Lynn and seven miles from Hunstanton and benefits from a regular bus service between the settlements along the A149. The level of services and facilities as well as the good accessibility to larger towns qualifies Dersingham as a Key Rural Service Centre.

**7.28.2** Dersingham is a historic settlement which has some traditionally constructed buildings of carstone and flint, a designated Ancient Monument and the Grade I Listed St. Nicholas Church. Dersingham has undergone a few phases of expansion, having tripled in size since 1961, and maintains its appeal as a popular place to live today with its own distinctive rural character.

**7.28.3** The Landscape Character Assessment<sup>(20)</sup> characterises the local area as 'Wooded Slopes with Estate Land'. In terms of distinctive local landscape features; Dersingham is adjacent to Sandringham House and Country Park to the south, and Dersingham Bog designated Site of Special Scientific Interest to the west of the village. Both are significant recreational areas.

#### Strategic Background

**7.28.4** Dersingham has seen a high level of housing development in the last century, and therefore benefits from a high proportion of services and facilities which relate to the population size. Based on councils preferred method of distributing new development (as outlined in the beginning section), Dersingham would receive an allocation of sixty two new houses. However, insufficient land has been identified to accommodate this level of housing and consequently the council seek to allocate a total of 30 houses on the identified preferred site.

**7.28.5** The council have considered comments made at the previous 'Issues and Options' consultation in relation to proposed changes to the development boundary. The proposed development boundary indicates where development is considered acceptable in principle. There is a pocket of development to the east of the Church of St Nicholas which contain small business units. Therefore, it is acknowledged that the built extent of the village should include this area and the proposed development boundary has been amended in response.

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19 Census data 2011

20 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

**7.28.6** The eastern edge of the village is rich in heritage assets, including the Grade I listed Church of St Nicholas and the Scheduled Ancient Monument (Tithe Barn, Manor Road). A recently designated Conservation Area applies to the east and south eastern edge of the settlement. English Heritage have expressed concern about the location of the proposed development options due to the potential impact of new development on the historic environment. However, Dersingham is relatively constrained as it is bordered to the west by the strategic road link A149, surrounded by pockets of woodland connected to the Sandringham Estate and large tracts of agricultural land, as well as areas designated for their environmental significance including the Area of Outstanding Natural Beauty and Dersingham Bog National Nature Reserve. The eastern edge of the settlement also contains many of Dersingham's key facilities, is not constrained by woodland or environmental designations. In this context, the eastern edge of the settlement offers a limited opportunity for modest growth, providing any new development would protect and enhance the Conservation Area or (outside the Conservation Area) would not have an adverse impact on the setting of the Conservation Area.

**7.28.7** Norfolk County Council have indicated that Dersingham Infant School may require expansion, although there is capacity to admit more pupils in the Junior School.

**7.28.8** Ingoldisthorpe Waste Water Treatment Works serves the settlements of Ingoldisthorpe and Dersingham. No issues have been identified regarding the capacity of the existing network (waste water treatment and foul sewerage treatment) to serve new development.

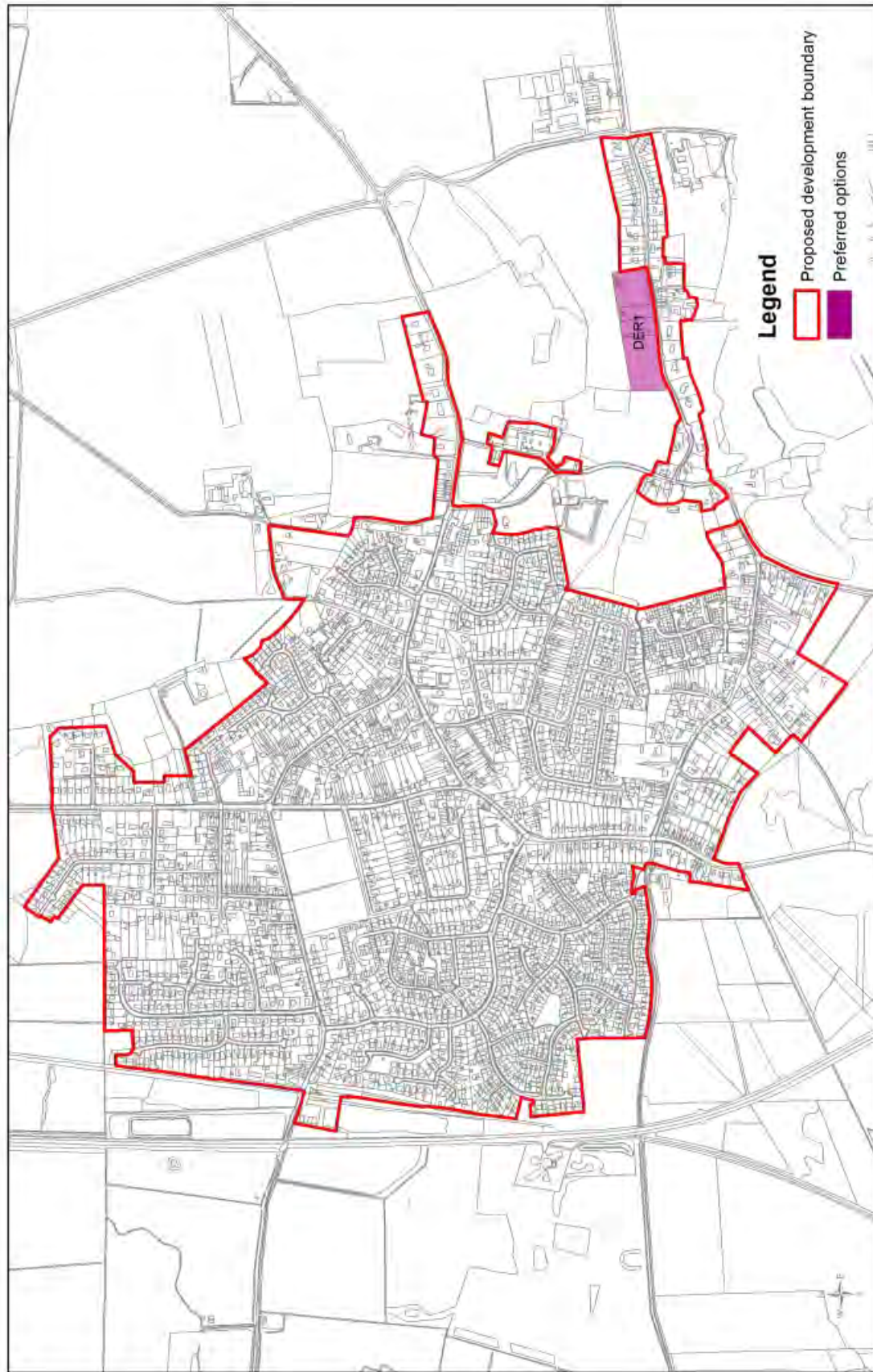
**7.28.9** Carr Stone deposits have been identified in parts of the village. Norfolk County Council, as minerals planning authority, have indicated they would object to development on sites containing mineral deposits above 1 hectare in size, unless supported by an Environmental Statement. The statement determines whether the resource is viable for mineral extraction. If extraction is viable, the applicant would need to consider whether this could be done prior to development taking place or whether the mineral can be used in the construction phase.

**7.28.10** The Norfolk Coast Partnership have expressed concern that not enough potential sites have been identified to enable a higher scale of development commensurate to the population size of Dersingham and would regard proposals for any housing expansion into the AONB as unacceptable.

## **Response to the consultation**

**7.28.11** No comments were received from Dersingham Parish Council. Comments were received from one agent in support of the site they were promoting and in relation to the proposed development boundary. One comment was received from a member of the public seeking to reserve potential development sites for the development of a residential care home. The response to the consultation was not of a scale to suggest any one site was preferred for development.

Preferred Option



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Dersingham

## Site Allocation

### Draft Policy DER1 Land north of Doddshill Road

**Land amounting to 1.8 hectares, as shown on the Policies Map, is allocated for residential development of 30 dwellings. Development will be subject to compliance with all of the following:**

1. Provision of safe access following improvement works to the local highways network including footpath extensions, junction improvements and road widening, to the satisfaction of Norfolk County Council Highways Authority;
2. Incorporation of a high quality landscaping scheme including the retention of established hedgerow, where possible, to the site boundaries to minimise the impact of the development on the Conservation Area and the wider countryside;
3. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the setting of Dersingham Conservation Area;
4. Submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality, accompanied by an Archaeological Field Evaluation of the site;
5. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
6. Submission of a project level Habitats Regulation Assessment to ascertain the effects of growth in Dersingham on the Dersingham Bog National Nature Reserve, (designated Special Area of Conservation, Site of Special Scientific Interest and Ramsar), and provide suitable mitigation where necessary.
7. Provision of affordable housing in line with the current standards.
8. Submission of an Environmental Statement that satisfies Norfolk County Council that:
  - i) the applicant has carried out investigations to identify whether the resource (Carr Stone) is viable for mineral extraction;  

*and if the mineral resource is viable, that:*
  - ii) the applicant has considered whether it could be extracted economically prior to development taking place;  

*and if the mineral resource can be extracted economically, whether (or not):*
  - iii) there are opportunities to use the onsite resource during the

construction phases of the development;

## Justification

**7.28.12** Of the limited development options in Dersingham, the preferred site (submitted site ref. 456) provides the opportunity to create a development which is located alongside existing housing and is close to some local services and the Junior School. In comparison to the alternative development option (455) the proposed allocation site is in a less sensitive location, outside of the Conservation Area and is not subject to an objection by Norfolk County Council Highways Agency. The site is also larger and could accommodate 30 dwellings

**7.28.13** The site lies to the east of the village immediately adjacent to the existing settlement boundary. The site has previously been used for horse paddocks and smallholdings and is classified as Grade 4 agricultural land which is not the highest quality. The site is bordered by a hedge fronting Doddshill Road. The policy contains a clause to ensure the existing hedgerow is retained, where possible in the new development.

**7.28.14** While the site is on higher ground to the north and east, the majority of views of the site are limited to the near distance from adjacent roads and properties. The slope and the wood beyond in the north-west corner afford some natural screening from the wider landscape. For medium and long distance views from the wider landscape and the village, these views of the site are seen in the context of the existing built environment. There are no significant landscape features of importance within the site boundary other than the hedgerow.

**7.28.15** The impact of potential growth on Dersingham Bog National Nature Reserve which, amongst other designations is a Special Area of Conservation, needs to be established before development is commenced. A project level Habitats Regulation Assessment would be required to establish the impact of growth and potential mitigation strategies.

**7.28.16** Areas to the west and north of the site have been marked by Historic Environment Records relating to probable medieval and post medieval earthworks. To the west of the site there are possible Late Iron Age and Roman cropmarks. The western boundary of the site abuts the newly designated Conservation Area. It is likely the site could contain further historical finds therefore further work is necessary to assess the archaeological significance of the site.

**7.28.17** The policy includes a clause to give emphasis to the importance of addressing heritage impacts in the design of the proposed housing. The policy also requires a Heritage Asset Statement and Archaeological Field Evaluation to be undertaken prior to development. A high quality development incorporating natural landscaping would reduce the visual impact of the development on the surrounding area, minimising the impact on the setting of the Conservation Area.

**7.28.18** The council considers that a modest development, designed sensitively in response to the location, including appropriate screening, would not have a significant adverse impact on the historic character of the surrounding area. New development would enable the settlement to grow over the plan period at a modest scale and also improve connectivity to the eastern part of the settlement.

## Questions Key Rural Service Centre - Dersingham

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation?
3. Is there a more suitable site to accommodate around 62 dwellings in Dersingham than the Council's preferred site? Why is this site more suitable?

Detail of other sites considered



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Dersingham



Preferred Option	Main comparative reason(s) for selection
<b>Der1</b> (Site 456)	Proximity to school Safe access can be achieved The gradient of the site aids screening of the site from the wider countryside and limits the impact on the setting of Dersingham Conservation Area
Non-preferred Option	Main comparative reason(s) for not being selected
<b>Site 455</b>	Development is constrained by historic walls which highly restricts access to the site and would result in an enclosed development.  Likely adverse impact on Dersingham Conservation Area. The Council seeks to retain the use of the land for paddocks as this enhances the historic character of this part of the village.
Rejected Sites	Main reason for eliminating as not being 'reasonable options'
Site 793	Site is within the proposed development boundary and is capable of been developed without the need for allocation.
DER 08	Site is within the proposed development boundary and is capable of been developed without the need for allocation.
DER 17	Site is within the proposed development boundary and is capable of been developed without the need for allocation.
DER 21	Large part of the site is within the proposed development boundary.  Site is too small for the planned village growth.

## 7.29 Docking (KRSC)

### Docking

#### *Key Rural Service Centre*

#### Description

**7.29.1** Docking is a large rural village centred around St. Mary's Church with a landmark tower, Docking Hall and its associated mature parkland landscape and a village pond. The settlement has a Conservation Area and contains a mix of older buildings constructed with traditional materials

and interspersed with pockets of more modern development. Docking has a high level of services for a rural settlement including a GP surgery, school, convenience store, pub and small retail and business premises. The parish of Docking has a population of 1,200<sup>(21)</sup>.

**7.29.2** Docking contains the highest point in West Norfolk. The Landscape Character Assessment<sup>(22)</sup> characterises the area as 'Plateau Farmland' which radiates from the village of Docking. Long distance, panoramic and open views across farmland are characteristic of the area.

## Strategic Background

**7.29.3** Whilst Docking has a good level of facilities currently within the village, there are some infrastructure constraints to growth in the settlement. Additionally Docking is not served by public transport links, and therefore currently lacks any sustainable means of commuting to King's Lynn or the borough's main towns. Based on the councils preferred method of distributing new development (as outlined in the initial chapter), Docking would receive an allocation of sixteen new houses including three affordable houses.

**7.29.4** Heacham Waste Water Treatment Works serves Heacham and surrounding settlements. There is seasonal population fluctuation due to holidaymakers in Hunstanton and Heacham. Anglian Water have identified that for new growth to be accommodated they may seek upgrades to the treatment works depending on the specific sites for development and the overall level of housing. A new flow consent would be required. With regards to the foul sewerage network, there may be some modest capacity within existing infrastructure, again depending on the specific site and level of housing. Otherwise developers would need to fund or part fund upgrades to the network. The Surface Water Network has been identified as being at capacity meaning a sustainable urban drainage system (SUDS) would be sought to serve new development.

**7.29.5** Norfolk County Council have indicated that the primary school sites on a very small site and is already over capacity. Any development will impact on the school. The council seek further discussion with Norfolk County Council at this stage to try to resolve this issue.

## Response to the consultation

**7.29.6** Docking Parish Council consider a large amount of development would be inappropriate as they identified three other sites amounting to a total of 42 houses are either planned or in development within the settlement.

**7.29.7** Docking Parish Council's preferred option for development is site 857 for a total of 15 dwellings and they do not support any of the other three sites (859, 858, and 856). The Parish Council supports the proposed development boundary.

**7.29.8** One agent expressed support for further development within the existing development boundary (as opposed to the proposed options for development) and indicated the site they were representing. Further information was provided by other agents in support of sites they were

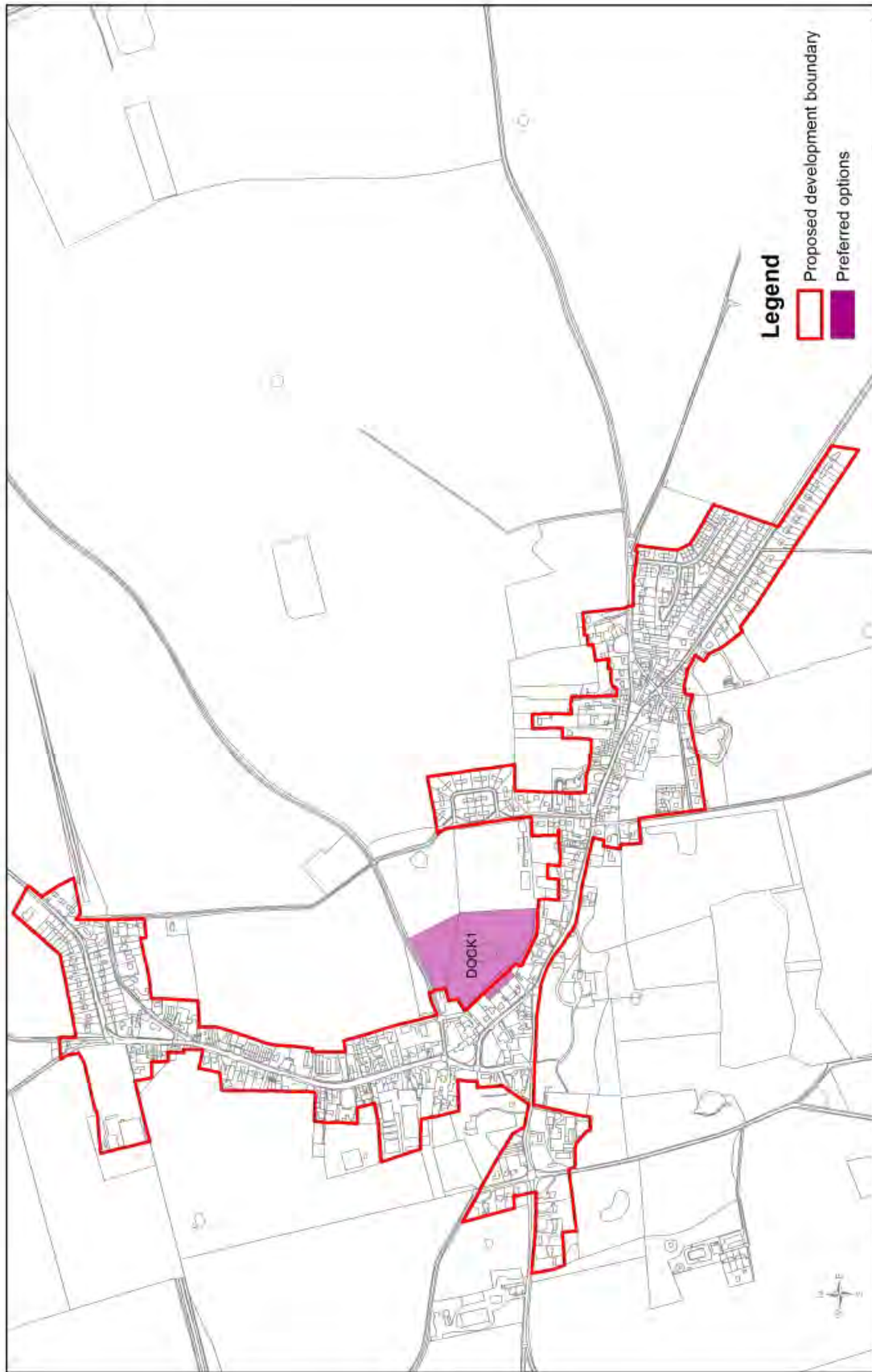
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21 Census data 2011

22 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

proposing for development. One comment was received from a member of the public in opposition to new development on the grounds of deficiencies in infrastructure and concern about the impact on the road network and hedgerows.

Preferred Option



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Docking

## Site Allocation

### Draft Policy DOCK1 Land situated off Pound Lane (Manor Pasture)

Land amounting to 3.4 hectares, as shown on the Policies Map, is allocated for residential development of 16 dwellings. Development is subject to compliance with all of the following:

1. Suitable provision / improvements to pedestrian links including road widening and links to footways on Pound Lane from the site to Station Road and / or Chequers Street;
2. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the setting of Docking Conservation Area;
3. Incorporation of a high quality landscaping scheme including the retention of established hedgerow, where possible, to the west and south boundaries to minimise the impact of the development on the Conservation Area;
4. The existing pond at the centre of the site must be retained and enhanced as a natural feature and should form an integral part of the development scheme.
5. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
6. Provision of affordable housing in line with the current standards.

## Justification

**7.29.9** The site (site 859) lies in a central village location and is therefore well integrated with the services and facilities that address the daily needs of residents. In comparison to alternative options for development which are situated on the outskirts of the settlement, the preferred site will not encroach on the surrounding countryside and provides the greatest opportunity for new residents to walk to existing services and the school.

**7.29.10** The site is classified as grade 3 agricultural land, and appears to be used for grazing. Whilst development would result in the loss of undeveloped land, this applies to all potential development options located outside the village boundary, most of which are used more intensively for arable crop production.

**7.29.11** The south west border of the site abuts Docking Conservation Area. Views from and to the Conservation Area are obscured as the site is bordered by significant trees along its eastern, south-eastern, southern, and south-western boundaries. The policy includes a clause to give emphasis to the importance of addressing heritage impacts in the design of the proposed housing.

**7.29.12** The majority of views of the site are limited to the near distance from adjacent roads to the north and north-east of the site (where established hedgerows are sporadic in places) and nearby properties and public rights of way. Medium and long distance views are limited to the

diagonal trajectory that may be glimpsed through the break in development between Sandy Lane and Bradmere Lane. These glimpses of the site are read in the settlement's semi-urban character. In this context it is considered that development in this location would have minimal visual impact on the wider countryside.

**7.29.13** A pond occupies a relatively central position within the site. The site presents the opportunity to create a high quality, low density development that makes use of this natural environmental feature as part of the design of the development.

## **Questions Key Rural Service Centre - Docking**

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation?
3. Is there a more suitable site to accommodate around 16 dwellings in Docking than the Council's preferred site? Why is this site more suitable?

Detail of other sites considered



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Docking

<b>Preferred Option</b>	<b>Main comparative reason(s) for selection</b>
Dock1 (859)	<p>Central location</p> <p>Proximity to village services Safe access can be achieved</p> <p>Potential to enhance the pond for habitat creation and visual amenity</p>
<b>Non-preferred Options</b>	<b>Main comparative reason(s) for not being selected</b>
Site 856	The site is further from the village services and facilities than the preferred site and is less well integrated with existing built development. There are no material considerations that suggest allocation of this site over the preferred option.
Site 857	The site is further from the village services and facilities than the preferred site and is less well integrated with existing built development. Whilst Docking Parish Council favour this site for development above the alternative options, the Borough Council consider the central position of the preferred site to be a more favourable location for new development in the settlement. There are no other material considerations that suggest allocation of this site over the preferred option.
Site 858	The site is further from the village services and facilities than the preferred site and is less well integrated with existing built development. There are no material considerations that suggest allocation of this site over the preferred option.
<b>Rejected sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 687	The site lies within the development boundary and in accordance with the general principles set out in the Site Specifics Allocations and Policies Issues and Options Document such sites are capable of being developed without the need for allocation.
Site 1160	The site lies within the development boundary and in accordance with the general principles set out in the Site Specifics Allocations and Policies Issues and Options Document such sites are capable of being developed without the need for allocation.



## 7.30 East Rudham (KRSC)

### East Rudham

#### *Key Rural Service Centre*

#### **Description**

**7.30.1** East Rudham is situated on the A148 road between King's Lynn and Fakenham (seven miles west of Fakenham) and has a population of 541<sup>(23)</sup>. The village centre is characterised by the attractive village green, enclosed with buildings and mature trees. Buildings are mainly two storey with pitched roofs. The main building material is white flint nodules and orange / red brick. There is also a significant number of colour washed buildings.

**7.30.2** East Rudham acts as a centre for the surrounding rural area. It has a range of facilities including a primary school, bus route, pub, shop and Post Office. This role is reflected in the designation of Key Rural Service Centre in the Core Strategy.

**7.30.3** In terms of landscape character East Rudham is situated in the "Rolling Open Farmland" as defined in the Boroughs Landscape Character Area Assessment<sup>(24)</sup>. This landscape has an overriding sense of openness, wide open skies, medium to large field units, and the presence of large features such as linear Scots pine shelterbelts. It has shallow river valleys and dry tributary valleys which cut through the Middle and Upper Chalk geology to give rise to a gently rolling landform. It is dominated by intensive arable crop production contained within a network of regular shaped fields that form a strong geometric landscape pattern. Hawthorn hedgerows demarcate field boundaries and align rural roads.

**7.30.4** The Strategic Flood Risk Assessment identifies that an area of flood zone 3 (fluvial) runs through the centre of East Rudham and along Station Road constraining development in those parts of the village.

**7.30.5** The approved northern route for the A148 East and West Rudham Bypass (Norfolk County Council 1 October 1992) will continue to be protected. The route can be seen on the Proposals Map.

#### **Strategic Background**

**7.30.6** Whilst East Rudham is considered a sustainable location for growth, only one site was submitted for consideration by the Council for housing allocation. This site was considered unsuitable for housing.

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23 Census data 2011

24 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

**7.30.7** Based on the councils preferred method of distributing new development (as outlined in the initial section), East Rudham would receive an allocation of seven new houses including one affordable home. However, since no suitable sites are available, the Council cannot allocate land for housing in East Rudham.

**7.30.8** Norfolk County Council have indicated that the primary school sites on a very small site and is already over capacity. Any development will impact on the school. Anglian Water indicated that East Rudham Waste Water Treatment Works serves the settlement. A sewage treatment works operates to the east of the settlement meaning the eastern edge of the settlement is subject to a cordon sanitaire relating to odour and amenity issues.

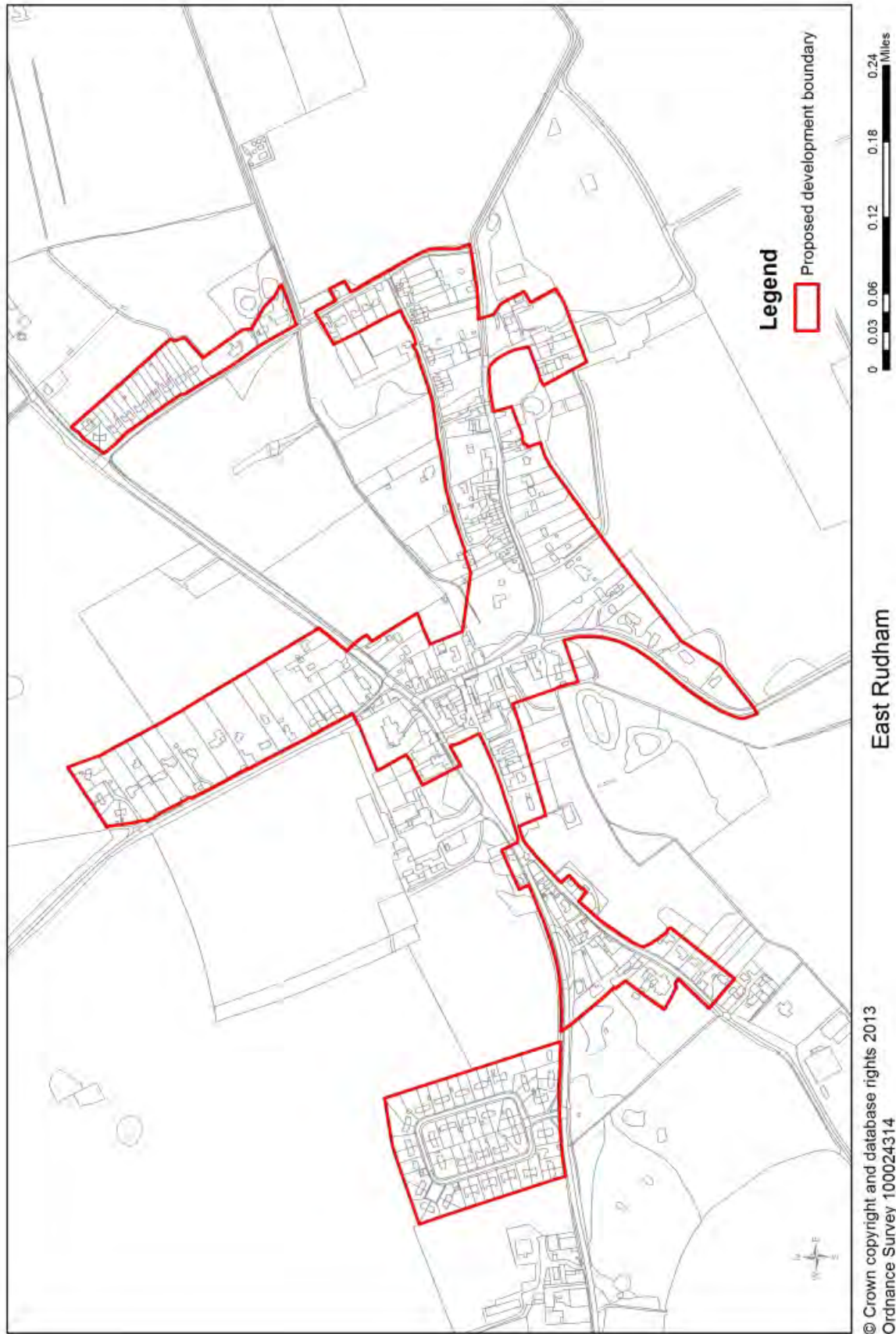
**7.30.9** No other comments were received from infrastructure providers.

## **Response to the consultation**

**7.30.10** No comments were received from the public or from East Rudham Parish Council.

### **Questions Key Rural Service Centre - East Rudham**

1. Do you have any comments on the proposed development boundary?
2. Do you know of a suitable site which could accommodate around 7 dwellings in East Rudham? If so, please submit details.



Detail of site considered



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Rejected Sites	Main reasons for eliminating as not being reasonable options
701	<p>Access constrained</p> <p>Site partially within flood zone (fluvial)</p> <p>Elongated shape of the site and its position behind an existing property would result in an uncharacteristic form of development at odds with surrounding residential area</p> <p>Site is too small to accommodate the level of housing sought in the village.</p>

## 7.31 East Walton (SVAH)

## 7.32 East Winch (RV)

### East Winch

#### *Rural Village*

#### Description

**7.32.1** The village of East Winch is situated to the east of the Borough on the A47, seven miles east of King's Lynn and eleven miles west of Swaffham. The village consists of three parts; East Winch Hall to the east, development around the junction of the A47 and stretching along School Road in a linear pattern; and the largest part of the village is around the junction of the A47 and then follows Gayton Road north and east containing estate development. The materials of the older buildings are mainly carstone for walls and red clay pantiles or Welsh slate for roofs. The modern development has both buff and red brick, with red/brown plain tiles.

**7.32.2** The Parish of East Winch has a population of 779<sup>(25)</sup>. The village benefits from services including a school, regular bus service, Post Office, pub and local employment.

**7.32.3** The Landscape Character Assessment<sup>(26)</sup> explains this area encompasses a small-scale landscape exhibiting a variety of different habitats, mainly agricultural fields. Farmland is interspersed with fairly large (plantation) woodland and areas of open water are also an important feature, associated with the valley of the River Nar to the south. Settlement is relatively scarce and consists of a number of small villages and hamlets, including East Winch.

25 2011 Census Data

26 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

## Strategic Background

**7.32.4** East Winch is designated by the Core Strategy as a Rural Village. The Council's preferred distribution of development between Rural Villages based on a population pro-rata approach would indicate 8 additional dwellings for East Winch. However, the Council considers the provisionally chosen site could satisfactorily accommodate a little more, and that 10 dwellings (including, at current standards, 2 affordable dwellings) would be an appropriate number. This is considered the appropriate level of housing to expand East Winch without losing its character or village status.

**7.32.5** East Winch Waste Water Treatment Works serves East Winch. Some major constraints have been identified on some specific sites in East Winch regarding the capacity of the existing network (waste water treatment and foul sewage treatment) to serve new development; therefore consultation with Anglian Water may be necessary prior to development.

**7.32.6** The Environment Agency has not raised any concern regarding flood risks in East Winch; however the settlement overlies a Groundwater Vulnerability Zone therefore for development to take place extra care will be required to prevent new development causing groundwater pollution.

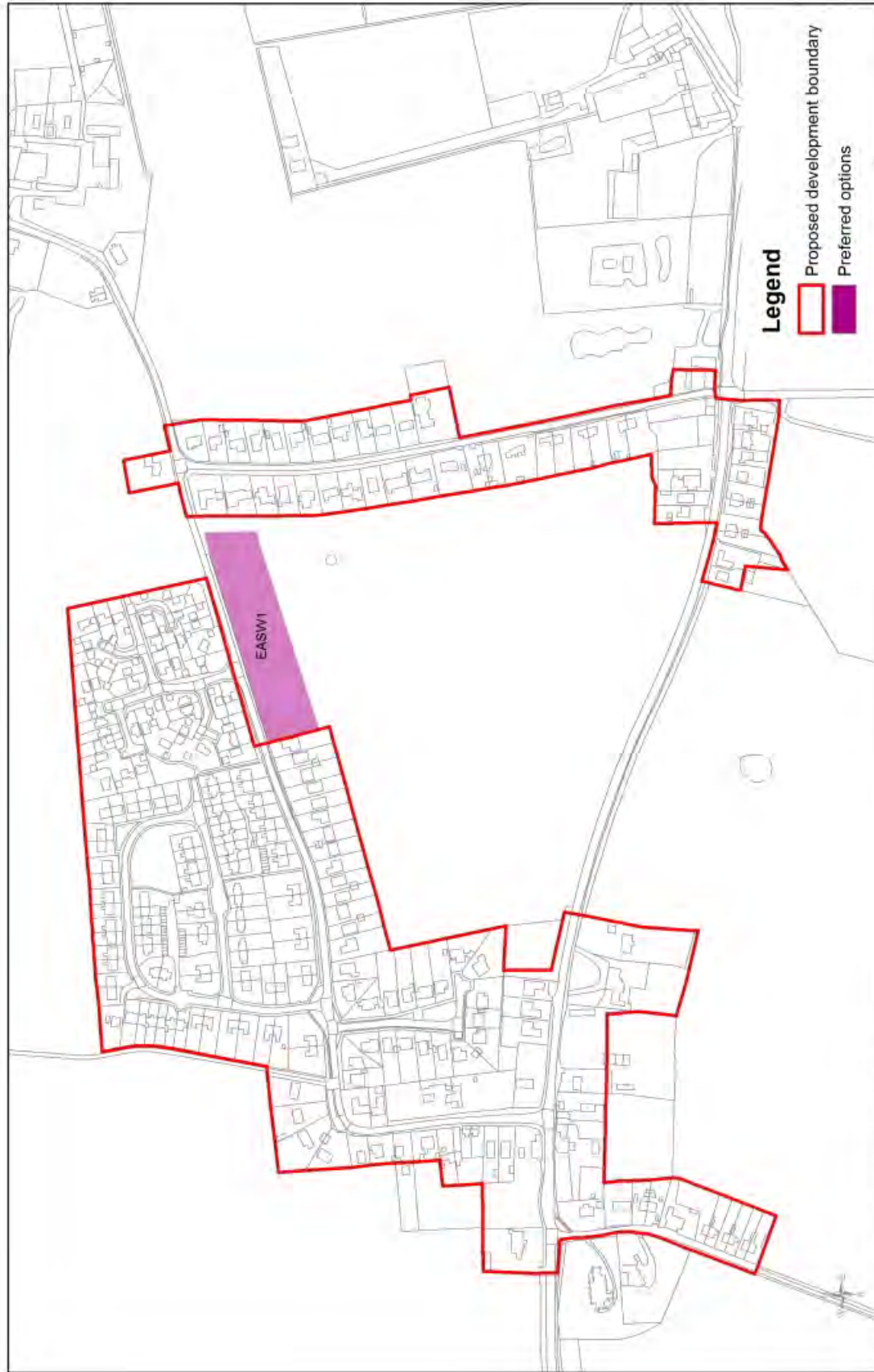
**7.32.7** All the sites within East Winch are situated in Mineral Safeguarding Area for carstone, silica sand, and sand & gravel. Norfolk County Council, as minerals planning authority, have indicated this would not prevent small scale development below 1 hectare in size. However, Norfolk County Council encourages developers to explore opportunities to extract the minerals from development sites for use in the construction phases of development.

**7.32.8** Some specific issues have been identified in relation to sewerage connections and in access constraints but these issues have been considered in relation to individual sites.

## Response to Consultation

**7.32.9** East Winch Parish Council support growth in the settlement, however they oppose the development of specific sites. They support the development of part of Site 546 and Site 65 with access achieved through Site 546. No comments from members of the public were received. Additional information was received from landowners, agents and developers in support of sites they were promoting.

## Preferred Option



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## Site Allocation

### Draft Policy EASW1 Land South of Gayton Road

Land South of Gayton Road amounting to 0.8 hectares, as identified on the Policies Map, is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:

1. Submission of details relating to the sewer that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water
2. Submission of details relating to upgrades of the water treatments and foul sewerage networks works to the satisfaction of Anglian Water
3. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency Guiding Principles for Land Contamination
4. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.32.10** The allocated site (part of submitted site Ref. No. 546) is situated in the centre of the settlement, located a short distance from the village hall, a public house and the school. The site abuts the current proposed development boundary to the west, and will form infill development south of Gayton Road. The Council considers the site is suitable to accommodate the 10 residential units required in the settlement at a density consistent with that of the surrounding area. The local highways authority would not object to development on this site.

**7.32.11** The site is currently in agricultural use (grade 4), and apart from the hedgerows there are no other landscape features of importance within the site boundary therefore development will not result in the loss of high quality agricultural land. The Parish Council supports the development of part of this site.

**7.32.12** The majority of the views into the site are limited to near distance from adjacent roads, properties and public rights of way. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the east and west boundaries and almost completely screened by housing on the northern boundary, the southern boundary of the site is screened by the A47. In the limited views that are available the site is seen in the context of the existing settlement.

**7.32.13** The following site constraints must be resolved prior to development, a sewer crosses the site and therefore risks from site contamination must be addressed prior to development to the satisfaction of Anglian Water. The site overlies a Groundwater Vulnerability Zone and therefore risks from site contamination must be addressed prior to development to the satisfaction of Anglian Water.

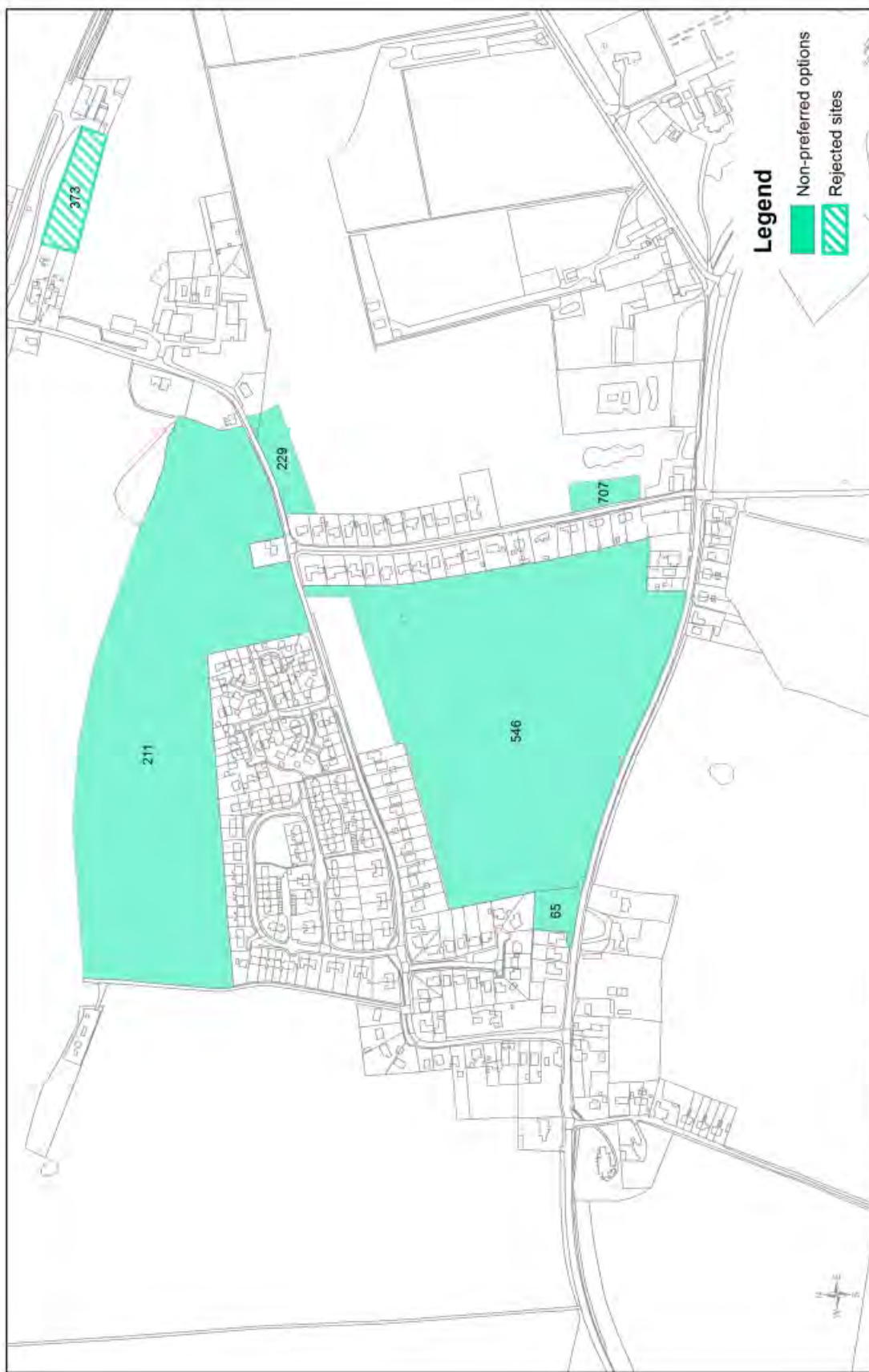


**7.32.14** This site is considered favourably by the Council as the preferred option for housing allocation in East Winch as it is capable of providing the housing numbers as infill development rather than extending the settlement. Furthermore, in comparison to the other sites it is considered to relate well to the existing settlement.

## **Questions Rural Village- East Winch**

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation EASW1?
3. Is there a more suitable site to accommodate around 10 dwellings in East Winch than the Council's preferred site? Why is this site more suitable?

Details of other sites considered



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East Winch

<b>Preferred Options</b>	<b>Main comparative reason(s) for selection</b>
EASW1 (Part of Site 546)	The site is well integrated into the surroundings and development would conserve the local character and respect the historic settlement pattern. The site provides an opportunity for infill development as preferred by the Parish Council
<b>Non- preferred Options</b>	<b>Main comparative reason(s) for not being selected</b>
Site 65	Poor highways access to the site
Site 211	Site would have a greater impact on the landscape due to the site looking out towards the north
Site 229	Site would have a greater impact on the landscape as development would create an extension along Gayton Road rather than infill development
Site 546	Site is too large for planned village growth (part of the site is used as Preferred Option EASW1)
Site 707	Site would have a greater impact on the landscape and form of the settlement
<b>Rejected sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 373	Site is detached from the main built up area of the settlement

## 7.33 Feltwell & Hockwold cum Wilton (KRSC)

### Feltwell/ Hockwold cum Wilton

#### *Key Rural Service Centre*

#### Description

**7.33.1** Feltwell and Hockwold cum Wilton are situated to the far southeast of the Borough. The villages are respectively 13 and 16 miles to the north of Downham Market and 5 and 7 miles to the east of Brandon. The villages benefit from a full range of services and facilities including a school, GP surgery, bus route, shop, pub and local employment. Feltwell is also home to an RAF station (currently used by the United States Air Forces Europe). The Parish of Feltwell has a population of 2,825<sup>(27)</sup>

27 2011 Census Data

**7.33.2** Feltwell has developed around the B1112 and B1386 crossroads and many of the streets appear linear in form. The core of the village has an urban character with approach roads to the village being more rural in character with views across open countryside. The older buildings in the village are built with a range of materials including knapped flint and Norfolk orange/ red clay pantiles.

**7.33.3** Hockwold cum Wilton is a compact village which was linear in its basic form, with more recent development taking place on backland areas. There is a Conservation Area to the east of the village. There is a wide range of materials used in the older buildings including red brick, cobbled or knapped flint and brick walls with roofs made of clay pantiles.

**7.33.4** In relation to landscape character the villages are situated in the 'Settled Farmland with Plantations'. This is defined as being flat to very gently undulating landscape, with an underlying geology of chalk and limestone encompasses a number of villages, large farms and estates, set within a backdrop of farmland and plantation woodland<sup>(28)</sup>. The plantation woodland in the area strongly influences the views across the villages and contributes to a sense of enclosure.

## Strategic Background

**7.33.5** Feltwell and Hockwold cum Wilton were grouped together by the Core Strategy to collectively form a Key Rural Service Centre as they have a good range of services and facilities to serve the existing community. The Council's preferred distribution of development between Key Rural Service Centres on a population pro-rata approach (see Distribution of Development Section ) would indicate 54 additional dwellings between Feltwell and Hockwold. The Council has split the development between 3 sites and increased the level of new housing in order to optimise the development potential of the preferred sites and increase contributions towards affordable housing. Therefore, the Council would prefer to allocate 60 houses although, with 55 in Feltwell and 5 in Hockwold.

**7.33.6** Feltwell and Hockwold are within 1500 metres of the Breckland Special Protection Area (SPA). The Stone Curlew population is one of the qualifying features of this SPA. At the time of the Issues and Options consultation housing development within a 1500 metre wide 'buffer zone' around the SPA was not considered desirable in order to avoid potential adverse effects on the Stone Curlew population, which is protected by law. Since that time further research and consideration has enabled a more sophisticated approach to protection of this population to be supported by Natural England. It is now considered where sites are within this buffer zone, but screened from it by existing development, an additional adverse effect is unlikely and therefore such developments are not precluded. The potential for allocating housing development to Feltwell and Hockwold has therefore been re-assessed.

**7.33.7** The Strategic Flood Risk Assessment identifies some sites within Feltwell fall partly within Fluvial Flood Zones 2 (medium risk) and 3 (high risk), but the main built extent of the village is unconstrained by flood risk.

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28 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

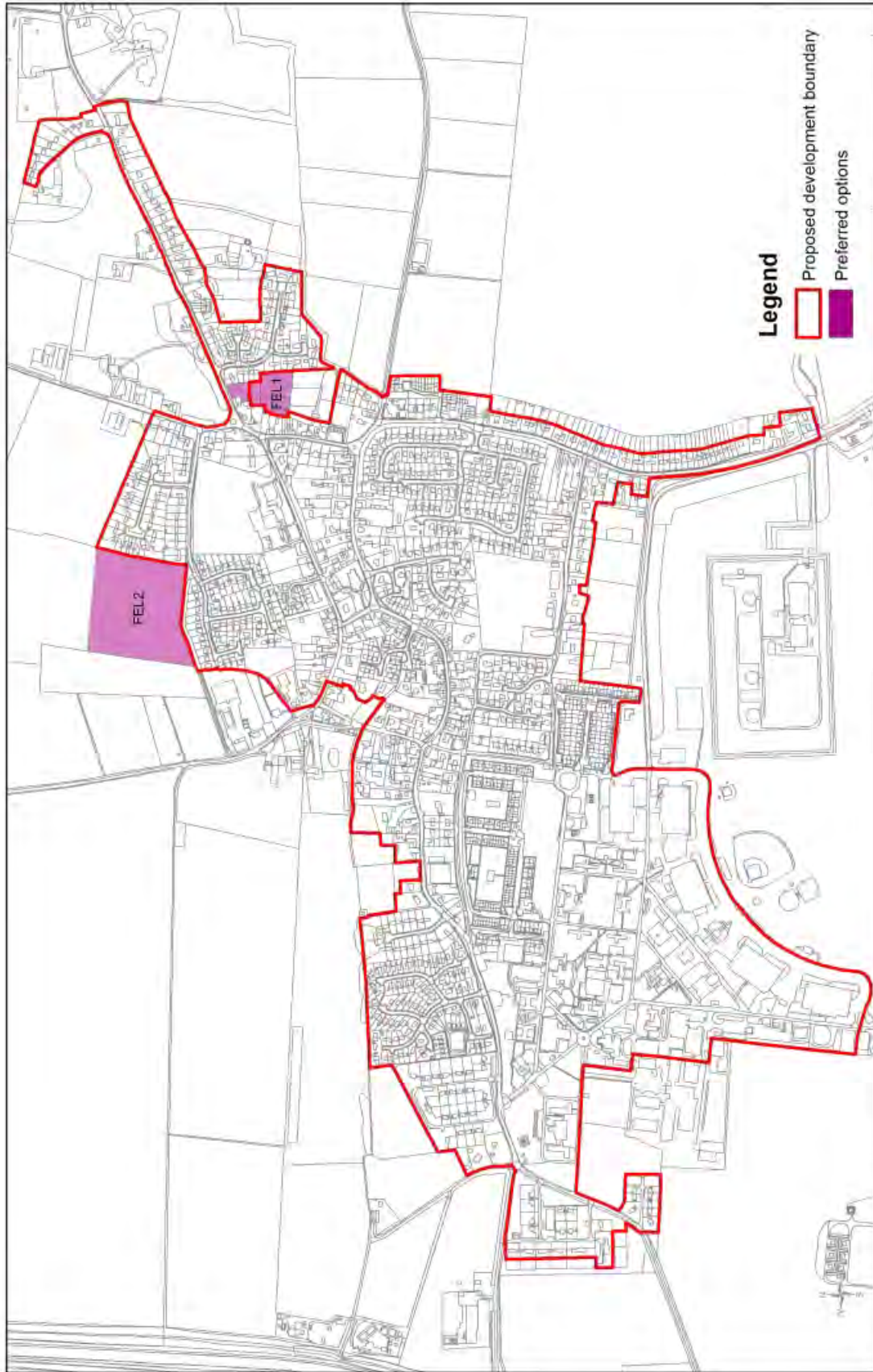
**7.33.8** A relatively large area to the east of Hockwold cum Wilton is designated a Conservation Area and it is important that the Conservation Area and its setting is conserved by any new development. Development on sites within or adjacent the Conservation Area will need to be designed sensitively to ensure appropriate regard is given to these historic assets. Detailed assessment and consultation would be required at the application stage.

**7.33.9** Norfolk County Council has indicated that the local schools in the area have some spare capacity to accommodate development in the settlement. The Highway Authority suggests that Feltwell and Hockwold cum Wilton are not well located in terms of public transport accessibility to high order settlements so it is not seen as a favourable location for growth. However, the Council considers that additional growth is required in the settlement to help sustain existing rural services and the wider community.

## **Response to Consultation**

**7.33.10** Feltwell Parish Council objected to the previously restrictive policy on the Stone Curlew buffer zone, commenting that they wanted to see more of the submitted sites considered to enable growth in the settlement. Further supporting information was received from agents and landowners to promote their proposals.

Preferred Options



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## Site Allocations

### **Draft Policy FEL1 Land to the rear of Chocolate Cottage 24 Oak Street**

Land of around 1.8 hectares to the rear of Chocolate Cottage 24 Oak Street, as shown on the Policies Map, is allocated for residential development of 15 dwellings. Development will be subject to compliance with all of the following.

1. Subject to safe access been achieved from Lodge Road to the satisfaction of the local highways authority.
2. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.33.11** The allocated site (part of submitted site Ref. No. 351) is located a short distance to the east of the centre of Feltwell, within close proximity to the village services. The current proposed development boundary immediately abuts the site on all sides except for a small gap on the south east corner so the development will be well screened. The Council considers the site is suitable to accommodate 15 of the 60 residential units required in the settlement at a density consistent with that of the surrounding area. The site is in multiple ownership with all owners agreeing to promote the site for a comprehensive scheme including the provision for additional parking for the Alms houses situated on Oak Street. The local highway authority has no objection to the site providing safe access is achieved from Lodge Road.

**7.33.12** The site scored highly in terms of sustainability as it is well located in terms of access to village facilities, with a bus stop located outside the site and the local school a short distance away. The site is situated within the Special Protection Area “buffer zone,” for stone curlews but is well screened surrounded on all sides by single and two storey development. The site is bounded by trees and hedgerows and currently being used to keep horses and includes paddocks, a ménage and stables and contains areas of scrub to the north and south. The site is well integrated with its surroundings and the scale of development proposed is likely to have minimal impact on the visual amenity of the surrounding landscape.

**7.33.13** The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from the south east. However, in these views the site is seen in the context of the existing settlement.

**7.33.14** The original submitted site lies partially within Fluvial Flood Zone 2 (medium risk) and Fluvial Flood Zone 3 (high risk) which is not considered appropriate for housing development, therefore the Council has allocated part of the site which is less constrained by flooding.

## Draft Policy FEL2 Land North of Munson's Lane

Land of around 3.1 hectares, as shown on the Policies Map, is allocated for the residential development of 40 dwellings. Development will be subject to compliance with the following. Development will be subject to compliance with the following.

1. Subject to highway improvements to the footways and safe access been achieved to the satisfaction of the local highways authority.
2. Provision of affordable housing in line with the current standards.

## Site Description and Justification

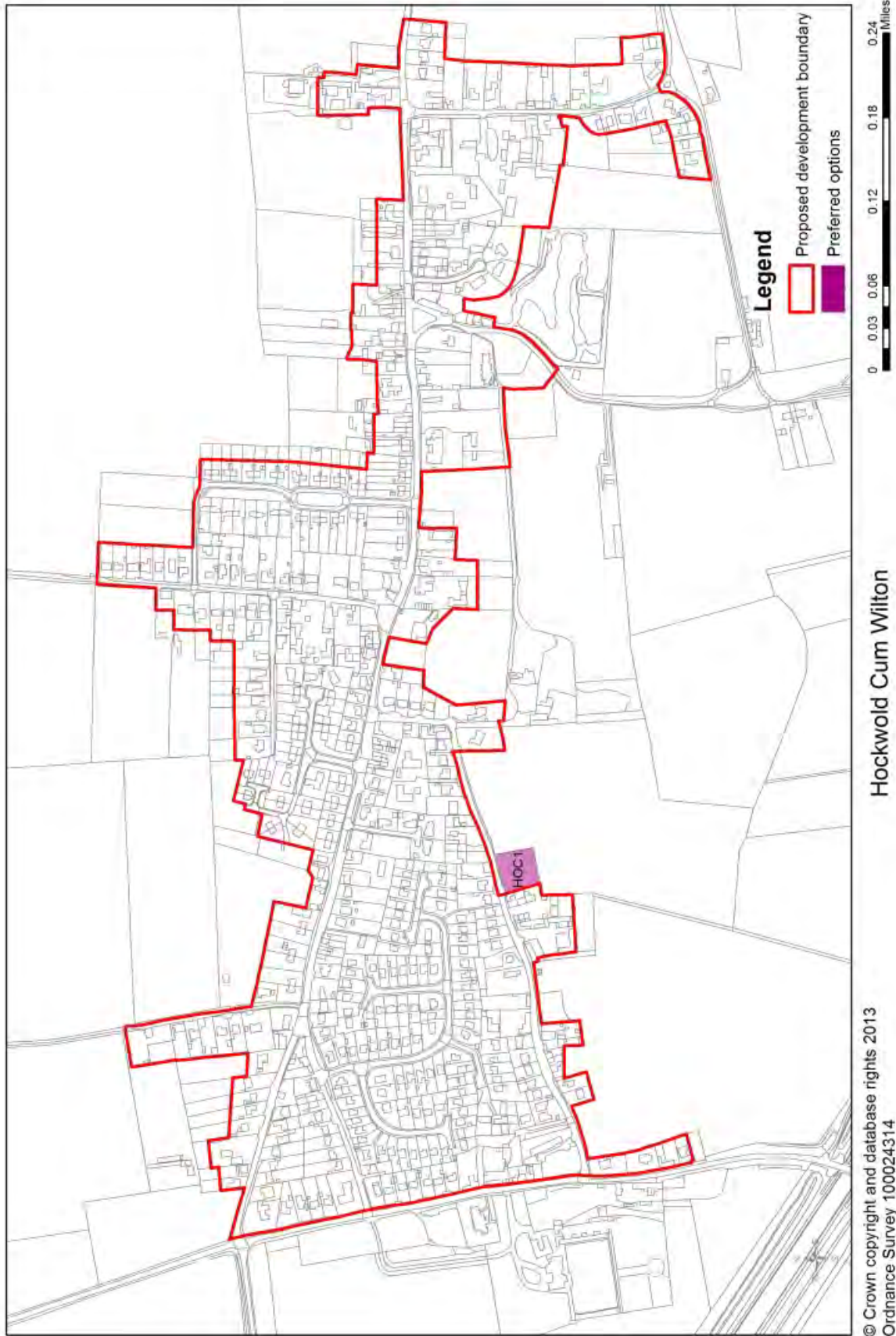
**7.33.15** The allocated site (whole of submitted site Ref. No. 548) is located to the north of the settlement within good walking distance to services. The site abuts the current proposed development boundary to the south and east. The Council considers the site is suitable to accommodate 40 of the 60 residential units required in the settlement at a density consistent with that of the surrounding area.

**7.33.16** The site scored highly in terms of sustainability being located within close proximity of the school and other village services and facilities. The site is the preferred option for development by the local highways authority providing safe access is achieved.

**7.33.17** The site is located next to a public footpath and is bounded by hedgerows to the north and west. The land is in predominately grade 3 agricultural use and there are no important landscape features on the site. The site is surrounded development to the east and south therefore development is likely to have a minimal visual impact and it would provide a natural continuation to existing housing development to the north of the site.

**7.33.18** Views are available from the north and west but these are seen in the context of the existing settlement. Development surrounding side of the site, particularly to the east, are two storey dwellings, one plot in depth with gardens to the front and rear of the dwelling, this site could potentially be development in the same way.





## Site Allocation

### Draft Policy HOC1 Land South of South Street

Land of around 0.2 hectares, as shown on the Policies Map, is allocated for the residential development of 5 dwellings. Development will be subject to compliance with the following.

1. Subject to safe access achieved to the satisfaction of the the local highways authority
2. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.33.19** The allocated site (whole of submitted site Ref. No. 379) is located to the south west of Hockwold cum Wilton, outside of the conservation and fairly close to existing services therefore scoring fairly highly in terms of sustainability. The site abuts the current proposed development boundary to the west and development would form a natural continuation of the existing housing development along South Street. The Council considers the site is suitable to accommodate 5 of the 65 residential units required in the settlement at a density consistent with that of the surrounding area.

**7.33.20** The site is in agricultural use (Grade 4) and therefore development will not result in the loss of high quality agricultural land. However, there are trees scattered through the site which provide natural screening and have the potential to be incorporated in the design where possible. The Conservation Area sits a good distance from the site and therefore development would not be of detriment to the character and appearance of Hockwold Conservation Area. Views are available from the east and south of the site but these are seen in the context of the existing settlement so development is likely to have minimal visual impact. The local highways authority have no objection to this site been developed providing safe access can be achieved on South Street.

**7.33.21** The Council considers these sites as advantageous over other sites in the settlement due to the minimised impact on the Stone Curlew buffer zone, the reduced flood risk and proximity to services.

### Questions Key Rural Service Centre- Feltwell and Hockwold Cum Wilton

1. Do you have any comments on the proposed development boundaries?
2. Do you have any comments on the draft allocation FEL1?
3. Do you have any comments on the draft allocation FEL2?
4. Do you have any comments on the draft allocation HOC1?
5. Is there a more suitable site (or sites) to accommodate around 60 dwellings in Feltwell and Hockwold Cum Wilton than the Council's preferred site(s)? Why is this site (or sites) more suitable?

Details of other sites considered



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Feltwell



# Preferred Options for a Detailed Policies and Sites Plan

<b>Preferred Options</b>	<b>Main comparative reason(s) for selection</b>
FEL1 (Site 351)	Proximity to village services Development would be well screened and have a minimal impact on the landscape and character of the settlement
FEL2 (Site 548)	Proximity to village services Suitable highways access to the site
HOC1 (Site 379)	To ensure some development was allocated in Hockwold Site forms a natural extension to the development
<b>Non- preferred Options</b>	<b>Main comparative reason(s) for not being selected</b>
Site 102	The location of the site means development would not be well screened Poor highways access to the site
Site 263	Site is already being developed
Site 282	Poor highways access to the site Site is located within the Conservation Area and development would have a greater negative impact on the character of the settlement than the preferred site
Site 315	Poor highways access to the site Site is partially constrained by flood risk
Site 317	Site is further from the village services and facilities than the preferred site Poor highways access to the site
Site 351	Site is too large for planned village growth (part of the site is used as Preferred Option FEL1)
Site 365, 366 & 367	Site is further from the village services and facilities than the preferred site Site is partially within a flood risk zone
Site 806	The site is not very well screened by development Poor highways access to the site
Site 1013	Site contains a large number of protected trees and development would have a greater negative impact on the character of the settlement than the preferred site  Poor highways access to the site

Site 1196	Site is currently in employment use which policy states should be retained if possible
<b>Rejected Sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 25	Site is not well screened from the Special Protection Area and therefore development will not be masked and should not be located here
Site 95	Site is not well screened from the Special Protection Area and therefore development will not be masked and should not be located here
Site 103	Site is not well screened from the Special Protection Area and therefore development will not be masked and should not be located here
Site 120 & 532	Site is located in the Special Protection Area Site is detached from the main built up area of the village
Site 163 & 471	Site is not well screened from the Special Protection Area and therefore development will not be masked and should not be located here
Site 318	Site is located in the Special Protection Area Site is detached from the main built up area of the village
Site 571	Site is not well screened from the Special Protection Area and therefore development will not be masked and should not be located here
Site 893	Site is currently in an employment use, which policy states should be retained if possible. It is also located within the preferred development boundary, and hence an allocation would not be required
Site 1035	Site is located in the Special Protection Area Site is detached from the main built up area of the village

## 7.34 Fincham (RV)

### Fincham

#### *Rural Village*

#### Description

**7.34.1** Fincham is located on the A1122, 12 miles south of King's Lynn. It is set in a mature landscape which gives the village an enclosed character, in contrast to the wide, open nature of the surrounding countryside. The centre of Fincham is designated a Conservation Area with attractive buildings and a strong sense of local character. Fincham is linear in form, being contained between the junctions of two minor roads and the A1122. The materials of the older buildings include unknapped flint, Norfolk red brick and Cambridge yellow brick. Roofs are mainly pitched and of orange/red pantiles and Welsh slate. The Parish of Fincham has a population of 496<sup>(29)</sup>. There are some employment opportunities and few services which include a shop, pub and church in the village.

**7.34.2** The village is situated within the 'Settled Farmland with Plantations' landscape character type<sup>(30)</sup>. This is defined as having intact mature landscape structure including intact hedgerows and woodland plantations. There is a contrast between open and enclosed views and a relatively strong sense of tranquillity throughout the area.

#### Strategic Background

**7.34.3** Fincham is designated as a Rural Village by the Core Strategy. The Council's preferred distribution of development between Rural Villages on a population pro-rata approach would indicate 5 additional dwellings for Fincham. This modest level of growth is considered appropriate given the existing population and limited services in the settlement.

**7.34.4** The Environment Agency have raised concern over the southern part of site 634 being located within a medium to high flood risk zone however no concerns have been raised over any other sites. Fincham overlies a Groundwater Vulnerability Zone therefore for development to take place extra care will be required to prevent new development causing groundwater pollution.

**7.34.5** Fincham Waste Water Treatment Works serves Fincham. Consultation with Anglian Water is essential to enable any new development in the settlement as major constraints have been identified regarding capacity and new flow consent would be required. With regards to the foul sewerage network, upgrades to the network may be required, again depending on the specific site and level of housing. Otherwise developers would need to fund or part fund upgrades to the network. Most of the village is within a cordon sanitaire for a sewage treatment works. This indicates there may be an amenity issue relating to odour for new residents. Any application for development would need to provide an odour assessment.

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29 Census Data 2011

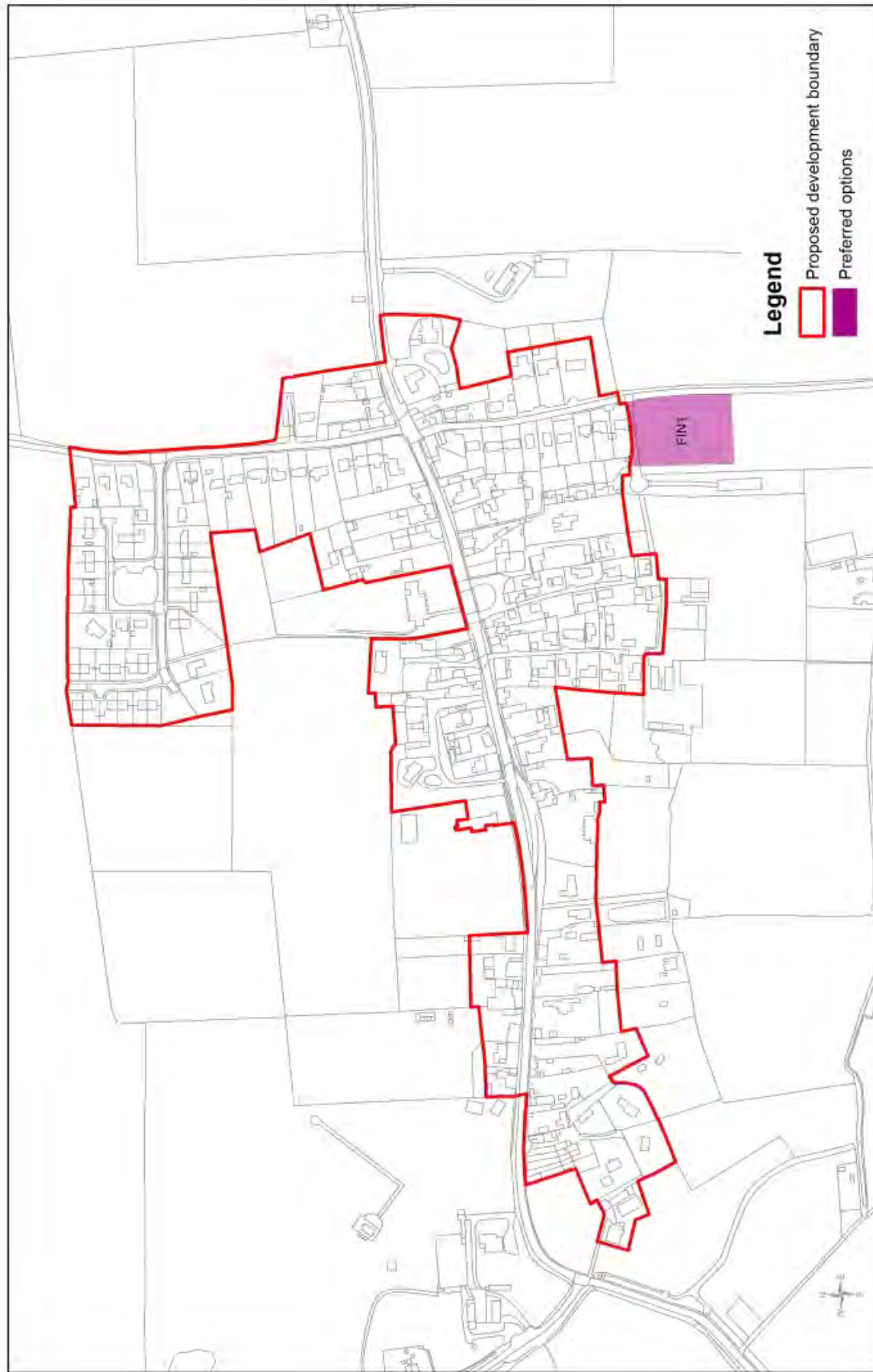
30 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

## Response to consultation

**7.34.6** During the consultation period the Council received responses both supporting and opposing to development on sites in Fincham. The Council received a range of objections from local residents against development on Site 634 for reasons including increasing flood risk, access constraints and congestion. Additional information was received from stakeholders and landowners to promote their proposals. No comments were received from the Parish Council.



## Preferred Option



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Fincham

## Site Allocation

### Draft Policy FIN1 Land South of 20 Boughton Road

Land amounting to 0.5 hectares, as shown on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following

1. Submission of details relating to the sewer that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water
2. Suitable integration with the Public Right of Way to the north of the site
3. The site overlies a groundwater vulnerability zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination'
4. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.34.7** The allocated site (part of submitted site Ref. No. 634) is situated towards the south east edge of the settlement. The current proposed development boundary immediately abuts the sites northern boundary. This was the sole site brought forward in response to consultation, and the Council considers the site is capable of providing 5 dwellings at a density appropriate to its location. The Highways Authority has no objection to small scale development on this site.

**7.34.8** The site scored highly in terms of sustainability due to its proximity to the local school. The site is in agricultural use (grade 3), located next to a public right of way and will form an extension to the south of the settlement. There are no important landscape features on the site (e.g hedgerows or trees), however the Conservation Area is a short distance from the site, therefore any development should protect and enhance the character and appearance of Fincham Conservation Area.

**7.34.9** English Heritage has stated that part of the site may be of some archaeological importance and have recommended discussions are had with the county archaeology team prior to development taking place.

**7.34.10** The majority of the views in to the site are limited to near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from the east, south and west. However, in these views the site is seen in the context of the existing settlement.

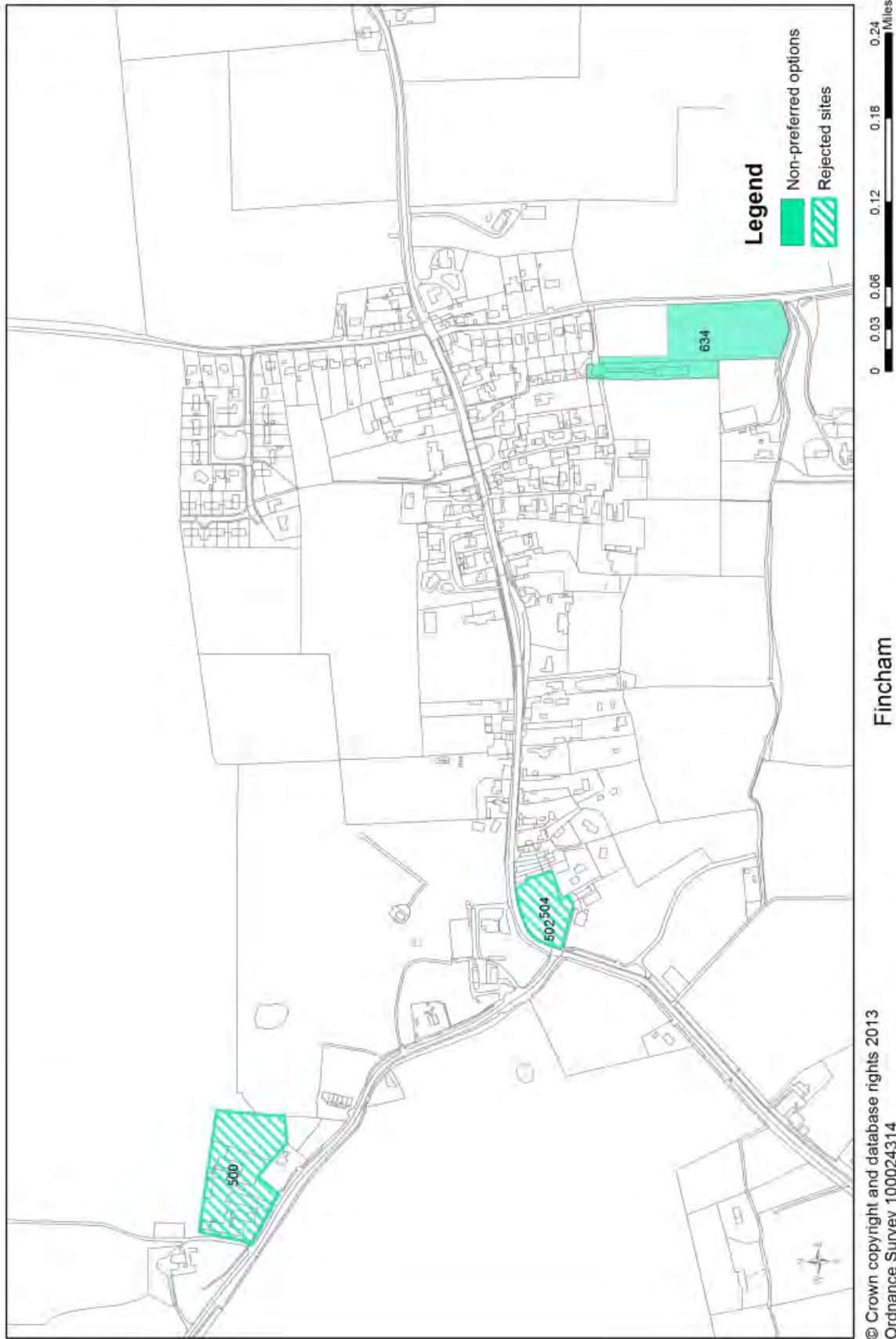
**7.34.11** The following constraints must be resolved prior to development, a sewer crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water.

**7.34.12** There are no alternative sites considered in Fincham, that in terms of the form, character and servicing constraints of the village, are suitable to allocate for residential development.

## Questions Rural Village- Fincham

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation FIN1?
3. Is there a more suitable site to accommodate around 5 dwellings in Fincham than the Council's preferred site? Why is this site more suitable?

## Details of other considered sites



Preferred Options	Main comparative reason(s) for selection
FIN1 (Part of Site 634)	Proximity to village services The only site in the settlement put forward for development
<b>Non- preferred Options</b>	<b>Main comparative reason(s) for not being selected</b>
Site 634	Site too large for planned village growth (part only of the site is preferred option FIN1)
<b>Rejected sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 500	Site is in employment use and the Council wish to retain employment use Site is detached from the rest of the settlement
Site 502 & 504	Site is in a prominent position within the Conservation Area and any development would have a detrimental impact upon the settlement  Lack of suitable highways access to the site

## 7.35 Flitcham (RV)

### Flitcham

#### *Rural Village*

#### Description

**7.35.1** Flitcham is a small linear settlement which spreads from St. Mary's Church towards Flitcham Abbey and is situated seven miles northeast of King's Lynn. Flitcham is low in overall service provision but the village does support a small school. The main access road from Flitcham is the B1153 but the village is not served by public transport links. Flitcham with Appleton parish has a population of 276<sup>(31)</sup>.

**7.35.2** The local vernacular consists mainly of red brick but flint and chalk faced walls are also present. The village contains a Conservation Area. Flitcham is characterised as 'Rolling Open Farmland' in the Landscape Character Assessment<sup>(32)</sup>. The area contains a mature landscape structure including belts and copses, woodland, mature trees and patches of intact hedgerow.

31 Census data 2011

32 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

## Strategic Background

**7.35.3** Flitcham has a small population size and a lower than average level of services for its designation as a Rural Village by the Core Strategy.

**7.35.4** Based on the councils preferred method of distributing new development (as outlined in the beginning chapter), Flitcham would receive an allocation of three new houses. However, there are no identified available sites for housing in the settlement. Therefore, the Council cannot allocate land for housing in Flitcham.

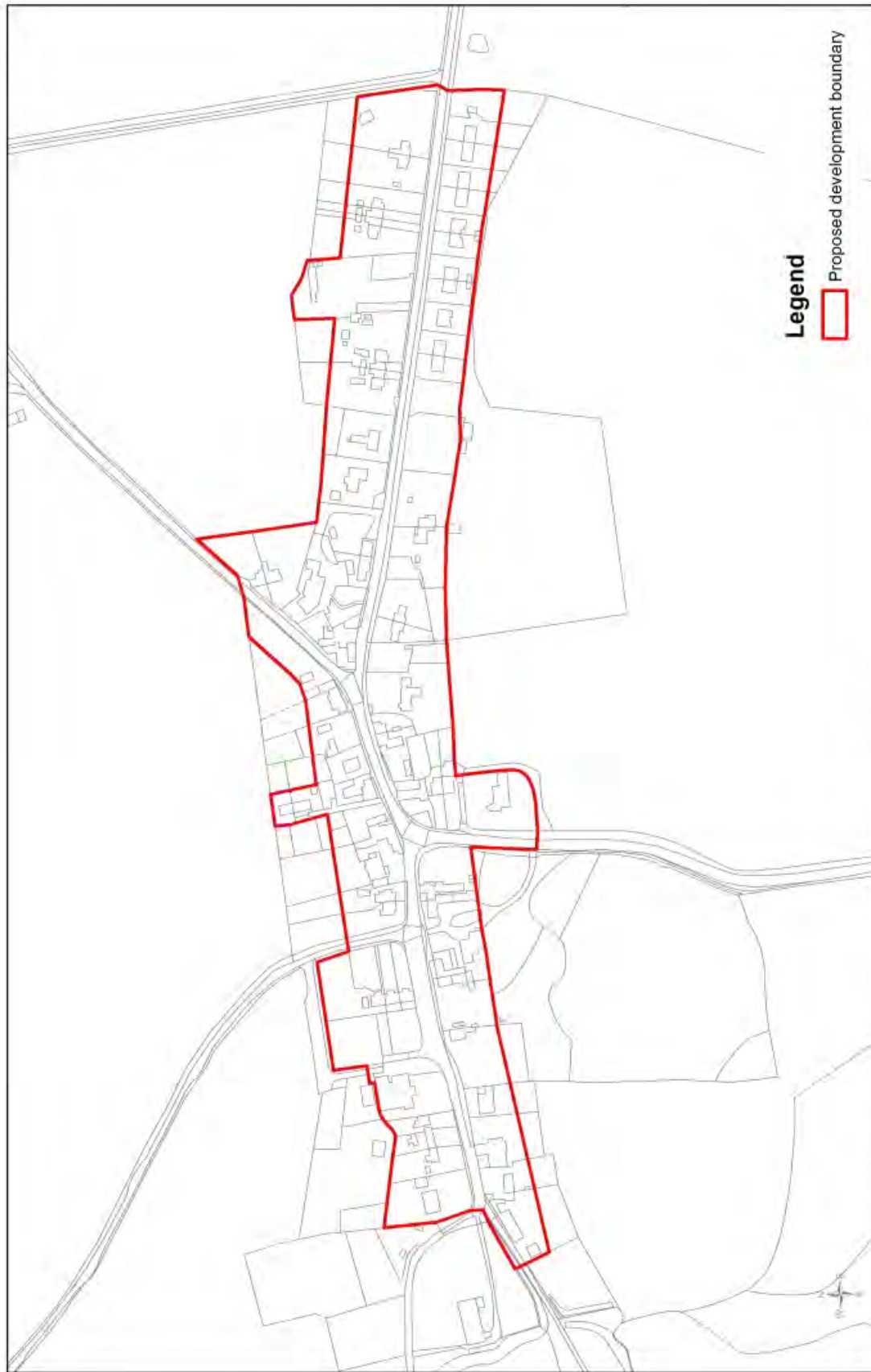
**7.35.5** The Environment Agency indicated that Flitcham overlies a Groundwater Vulnerability Zone and accordingly extra care will be required to prevent new development causing groundwater pollution. No further comments were received from infrastructure providers.

## Response to Consultation

**7.35.6** No comments were received from the public or from Flitcham Parish Council.

### Questions Rural Village - Flitcham

1. Do you have any comments on the proposed development boundary?
2. Do you know of a suitable site which could accommodate around 3 dwellings in Flitcham? If so, please submit details.



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Flitcham

0 0.015 0.03 0.06 0.09 0.12 Miles

## 7.36 Fordham (SVAH)

## 7.37 Fring (SVAH)

## 7.38 Gayton Thorpe (SVAH)

## 7.39 Gayton, Grimston and Pott Row (KRSC)

### 7.39.1 Gayton with Grimston and Pott Row

### 7.39.2 *Key Rural Service Centre*

### 7.39.3 Description

**7.39.4** Gayton is a large, fairly compact village situated astride the B1145 road, seven miles east of King's Lynn, close to the source of the Gaywood River. The village consists of two older parts, around the junction of the B1145 and the B1153 near to St. Nicholas Church and about half a mile further west around the Rampant Horse Public House. The older buildings are mostly two storeys with pitched roofs. The building materials of the older buildings are mostly clunch or red brick with pantiles or slates for the roofs. Some of the buildings are rendered or colourwashed. The population of Gayton was recorded as 1,432 in the 2011 Population Census.<sup>(33)</sup>

**7.39.5** Gayton falls within the "Farmland with Woodland and Wetland" landscape. This is described in the Landscape Character Assessment<sup>(34)</sup> as having mixed agricultural fields, interspersed with woodland and areas of open water. This creates a medium scale landscape with a varied sense of enclosure that is flat to gently undulating.

**7.39.6** Grimston is a large village seven miles east of King's Lynn, centred around the Old Bell Guest House. The form of the older part of the village is linear, extending from St. Botolph's Church in the south to Ivy Farm in the north. Newer development has mostly been located to the west, on Low Road, Lynn Road and on Vong Lane.

**7.39.7** The village of Pott Row is located within Grimston Parish, to the west of Grimston village. Its original linear form has been altered by newer, estate-style development. The limits of the village are not generally well-defined except in the north where Roydon Common effectively defines the extent of the village.

**7.39.8** Together Grimston and Pott Row have a range of facilities including a church, doctor's surgery, primary schools, bus route, pubs, shops and a Post Office. Gayton has a similar range of facilities, with the exception of a doctor's surgery. The population of the villages of Grimston and Pott Row together was recorded as 1,980 in the 2011 Population Cesus.

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33 2011 Population Census Data

34 King's Lynn & West Norfolk Landscape Character Assessment 2007



**7.39.9** Grimston and Pott Row fall within the “Wooded Slopes with Estate Land” landscape type. This is characterised by the presence of coniferous and mixed plantation woodlands and mixed estate woods but with substantial areas of land given over to arable farming, this is a medium scale landscape with contrasting degrees of enclosure. The small villages bring an intimate quality to the landscape.

## **7.39.10** Strategic Background

**7.39.11** Gayton, Grimston, and Pott Row are designated a joint Key Rural Service Centre in the Core Strategy, and together have the potential to accommodate growth to sustain the wider rural community. On a population pro-rotta basis (see Distribution of Development section) Gayton, Grimston and Pottrow would be allocated a total of 46 new dwellings to be split half and half between Gayton (23) and Grimston and Pott Row (23).

**7.39.12** The Strategic Flood Risk Assessment identifies that the centre of Grimston and the south-western side of Pott Row fall within fluvial flood zone 3 (high risk). The southern side of Gayton is also constrained by fluvial flood 3. The National Planning Policy Framework (paragraph 101) recommends that the sequential test is used to locate new development away from areas at higher degrees of flood risk.

**7.39.13** Large parts of Gayton, as well as parts of Grimston and Pottrow lie within Groundwater Vulnerability Zones. In these areas extra care is required to avoid the risk of groundwater pollution. Prior to development, further consultation with the Environment Agency on proposed development will be required.

**7.39.14** Norfolk County Council indicates that the local schools have some capacity to accommodate the proposed growth. The Infrastructure Study<sup>(35)</sup> identifies some capacity constraints in relation to Gayton Health Services and Grimston Surgery.

**7.39.15** Grimston waste water treatment works (WWTW) serves Gayton and Grimston. Anglian Water advises that the WWTW may have capacity for only modest growth within the existing consent. Further discussion with Anglian Water is required to determine if the proposed level of housing would require a new flow consent application. Major constraints in relation to the surface water network capacity are identified within Gayton and Grimston. Therefore, sustainable urban drainage Systems (SUDS) would be sought to accommodate the proposed growth. Anglian Water also advises that upgrades to the foul sewerage network would be required for all but the smallest allocations in the settlements. However this is dependent on individual sites and the level of housing proposed. The upgrades would be developer funded/part funded and driven by requisition under the relevant section of the Water Industry Act.

**7.39.16** Other site specific issues in relation to water mains and sewers crossing sites are identified. In such cases, wherever possible the site layout should be designed to take these into account with these existing infrastructures being located in highways or public open spaces (but should not be located in private areas or be built over). Where this cannot be achieved, diversion may be possible.

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35 King's Lynn & West Norfolk Infrastructure Study 2010

**7.39.17** Some areas within Grimston and Pottrow have been identified as mineral safeguarded areas, with deposits of carstone, sand and silica. Developments of more than 1 hectare in these safeguarded areas would require further assessment and consultation with the County Council. Developments of less than 1 hectare are not required to meet these criteria but developers would be expected to explore the potential to extract the minerals and utilise them on site in the development.

**7.39.18** To the west of Grimston is Roydon Common, an area of open heath protected as a National Nature Reserve and Special Area of Conservation. Further development in the vicinity of Roydon Common may increase recreational pressure on the site. The Appropriate Assessment for this plan identifies mitigation measures to protect this significant environmental habitat.

### **7.39.19** Responses to Issues and Options Consultation

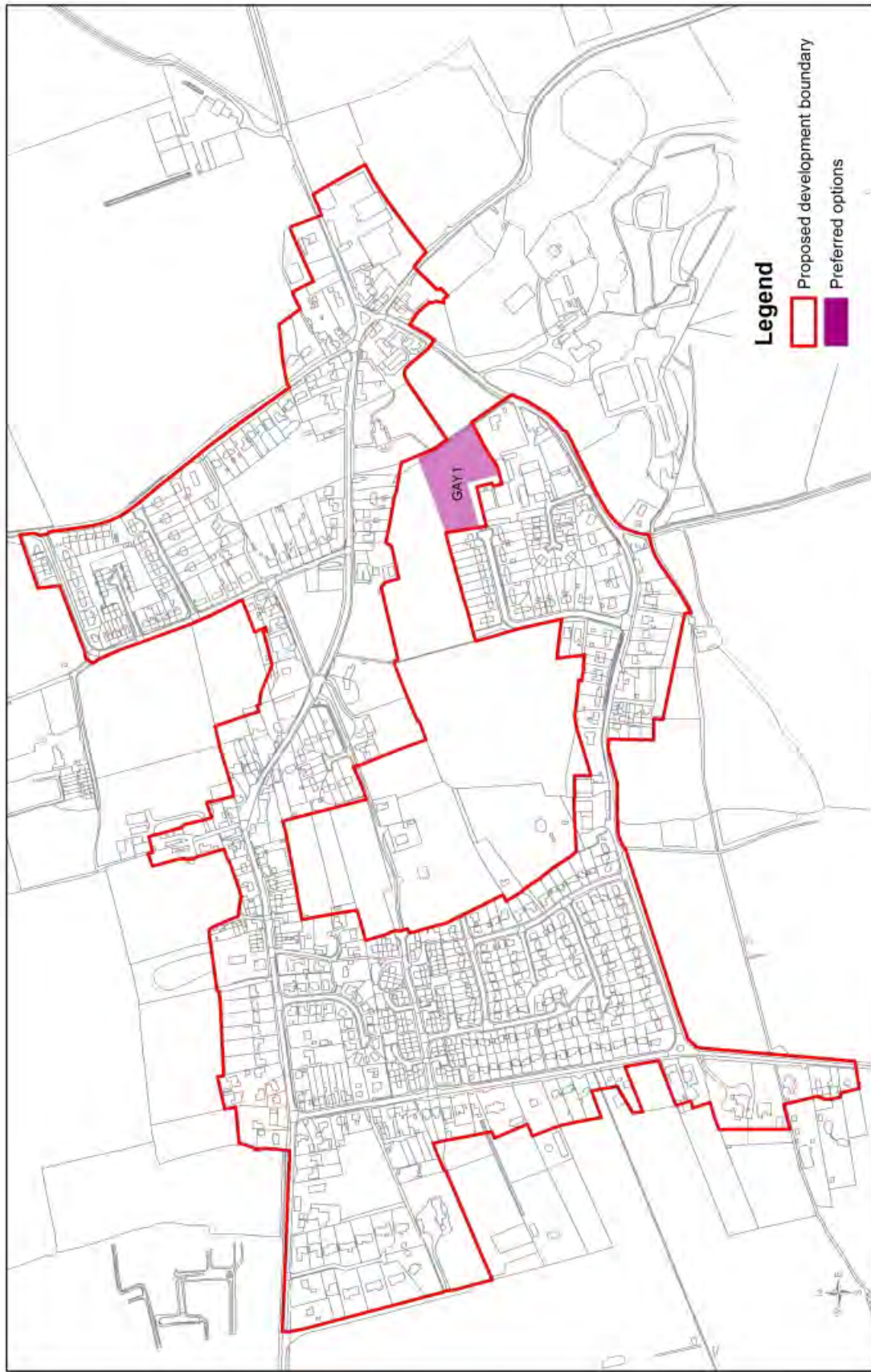
**7.39.20** Gayton Parish Council objects to further development in Gayton within the next 15 years. The Parish Council also objects to the proposed changes to the development boundary in support of its view that Gayton cannot sustain any more housing developments than those already approved.

**7.39.21** Grimston Parish Council objects to large scale development in Grimston but expressed support for only linear development. The Parish Council also showed support and objections to specific sites.

**7.39.22** A number of comments objecting to additional development in Gayton and Grimston were received. Majority of the objections were on the grounds of limited capacity of existing infrastructure. Comments relating to the proposed development boundaries were made and additional information was submitted by agents and landowners to promote individual sites.

**7.39.23** The response to the consultation was not of a scale to suggest any one site was preferred for development.

## 7.39.24 Preferred Option



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Gayton

## 7.39.25 Site Allocation

### **Draft Policy GAY1 Adjacent St Nicholas Church**

**Land amounting to 0.96 hectares north of St Nicholas Close, as shown on the Policies Map, is allocated for residential development of 23 dwellings. Development will be subject to compliance with all of the following:**

1. Suitable improvements and integration with the Public Right of Way to the east of the site;
2. Submission of a Heritage Asset Statement that establishes that development would enhance and preserve the setting of the Grade 1 Listed Church of St Nicholas north east of the site;
3. The design and layout should be sympathetic to the settings of the church and should aim to retain and maximise important views of the church;
4. Development is subject to the provision of appropriate new hard and soft landscaping that maintains the setting of church and alleviates the visual impact of development on the surrounding landscape particularly along the north-west boundary;
5. The site is within a Groundwater Vulnerability Zone. Accordingly, the developer is required to demonstrate how risks of pollution from development of the site will be avoided, following the requirements of the NPPF and, if appropriate, the Environment Agency 'Guiding Principles for Land Contamination';
6. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
7. Development is subject to the demonstration of safe highway access that meets the satisfaction of the Highway Authority;
8. Provision of affordable housing in line with the current standards.

## 7.39.26 Site Description and Justification for Draft Allocation

**7.39.27** The allocated site (which includes part of Site 557) is situated to the south east of the centre of the village, immediately adjacent the proposed development boundary. The site comprises of Grade 3 (moderate quality) agricultural land, currently left fallow and used as an open field. The land is flat with hedgerows and trees around the boundaries but no other landscape features of note within the site.

**7.39.28** There is no public access to the site itself, but a public right of way runs along the eastern boundary of the site. The site is sufficiently large for development to take place without any substantial detriment to this constraint. Also, walking access to services and for recreation can be facilitated by connection to this public right of way.

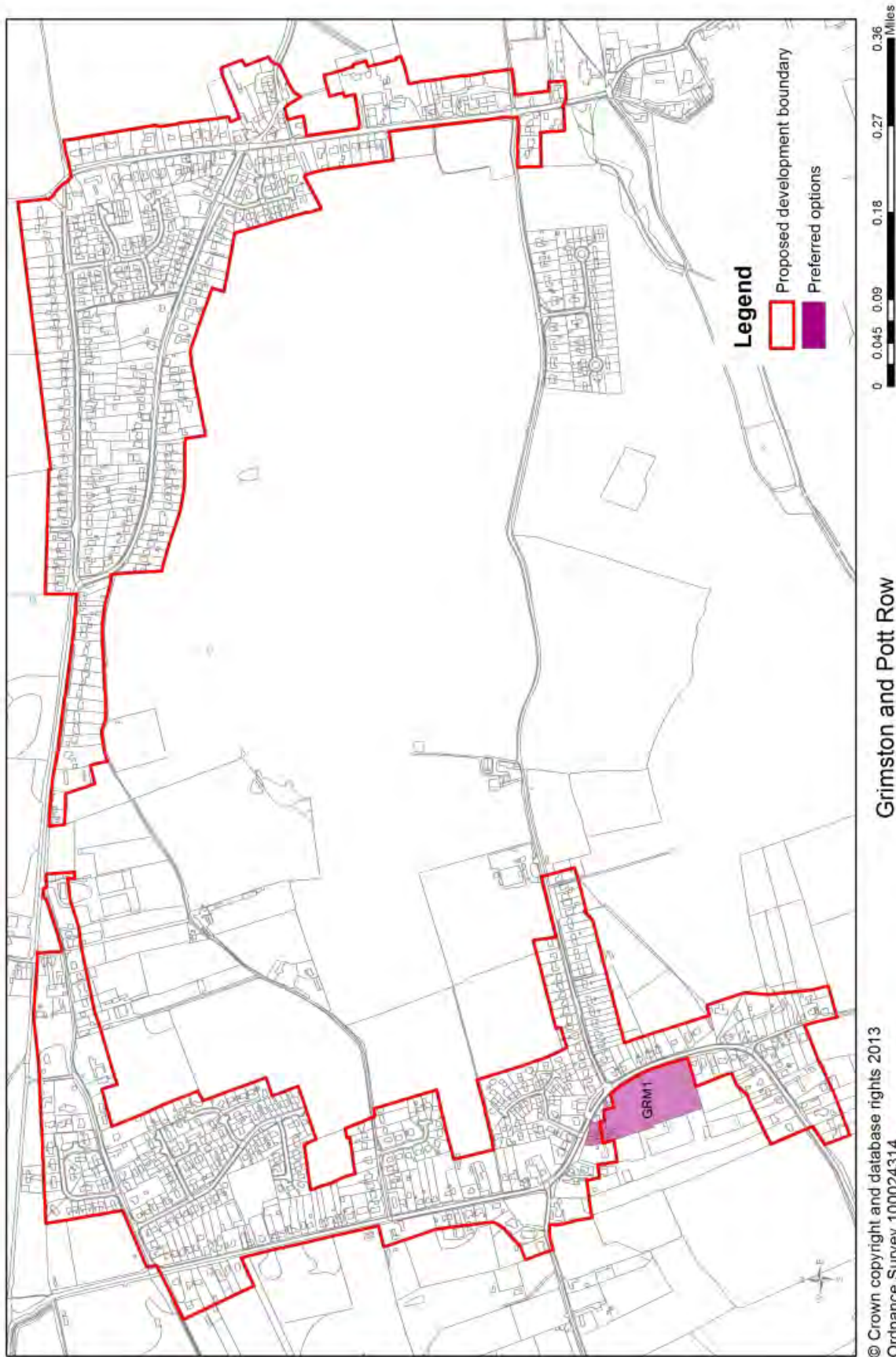
**7.39.29** Adjacent the site on the north east corner is the Grade 1 Listed Church of St Nicholas. The design and layout of development on the site, particularly it's massing and materials shall give special regard to preserving the setting of the listed structure. The layout of the development should also aim to retain important views of the church currently enjoyed by residents and footpath users.

**7.39.30** The site is well integrated with the village and is largely surrounded by development on all sides. It is bordered on the south, west and partly to the east by housing development and some light industry. There are few opportunities for long and medium distance views but in these views the site is seen in the backdrop of the existing development. Therefore, given its location in a built up area, development on the site is likely to have minimal visual impact in comparison to the other considered sites.

**7.39.31** The allocated site is identified as the highest scoring site in terms of sustainability; Its location within an undeveloped parcel of land in the centre of the settlement, surrounded on all sides by built form, means that the intrinsic beauty of the surrounding countryside would remain unaffected. The site also has the benefit of been in close proximity to local services, helping reducing the need for residents to use cars to access key services and maximising the potential to walk and cycle.

**7.39.32** A new road from back street (south of the site) has recently been constructed to serve the development currently under construction at Hall Farm. Vehicular access into the site can safely be achieved from this road subject to the approval of the local Highway Authority.

7.39.33 Preferred Option



## **Draft Policy GRM1 Adjacent Stave Farm, West of Ashwicken Road**

**Land amounting to 0.96 hectares south of Stave Farm, as shown on the Policies Map, is allocated for residential development of 23 dwellings. Development will be subject to compliance with all of the following:**

1. Submission of a plan identifying the location of the pumping station and the provision of a 15m cordon sanitaire with appropriate screening around it;
2. Submission of details relating to the sewer that crosses the site together with mitigation if required (i.e. easement / diversion) to the satisfaction of Anglian Water;
3. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
4. Development is subject to the delivery of a safe access that meets the satisfaction of the local Highway Authority;
5. Provision of affordable housing in line with the current standards.

### **7.39.34** Site Description and Justification for Draft Allocation

**7.39.35** The allocated site (Site ref 469) is situated south of Pott Row village along Ashwicken Road, adjacent the proposed development boundary. The site comprises of Grade 4 (fairly poor) agricultural land and currently consists of two flat, open fields, split by hedgerows, with other trees and vegetation along the borders. There is a tree subject of a Tree Preservation Order in the middle of the site which is considered likely to be dead. The Borough Council may seek a suitable replacement tree.

**7.39.36** The neighbouring area comprises of residential (mainly frontage) development to the north, south and east with the western boundary of the site leading into undeveloped countryside.

**7.39.37** Views are limited to near distance from adjacent roads and properties. Development on the site would be screened in terms of wider views by existing hedgerows. The location of the site within a built-up area means that the site is viewed in large measure against the backdrop of the existing settlement, meaning that allocation would not encroach into surrounding countryside but would simply close up the gap between the existing developments. The Council considers that development on the site is unlikely to have any significant detrimental visual impact on the landscape.

**7.39.38** The site is well located, and lies adjacent the road which links the village of Pott Row with Grimston and surrounding towns and villages. It was the highest scoring of all sites under consideration in terms of proximity to services. Its closeness to village services enhances the propensity for residents to walk and cycle. The local Highway Authority considers the site well located and appropriate for development but this is subject to the delivery of a safe access.

**7.39.39** The allocated site could potentially be developed as frontage development which would be in keeping with the form and character of the immediate locality. Grimston Parish Council supports only such linear developments.

**7.39.40** A pumping station is located within 15 metres of parts of the site and Anglian Water has also indicated that a water mains and a sewer cross the site. These constraints are addressed in the policy above.

**7.39.41** The site is identified as a mineral safeguarded site for carstone, sand and silica but this is not likely to prevent development as the proposed scale of development is less than 1 hectare, however the developer is encouraged to explore the potential to extract the minerals and utilise them on site in the development.

**7.39.42** The size of the site is sufficiently large to help address any possible issues surrounding road frontage, access, loss of hedgerows, pumping station cordon sanitaire and sterilisation of part of the site by water main and sewer.

## **Questions Key Rural Service Centre - Gayton, Grimston and Pott Row**

1. Do you have any comments on the proposed development boundaries?
2. Do you have any comments on the draft allocation GAY1?
3. Do you have any comments on the draft allocation GRM1?
4. Is there a more suitable site (or sites) to accommodate around 46 dwellings in Gayton, Grimston and Pott Row than the Council's preferred site(s)? Why is this site (or sites) more suitable?

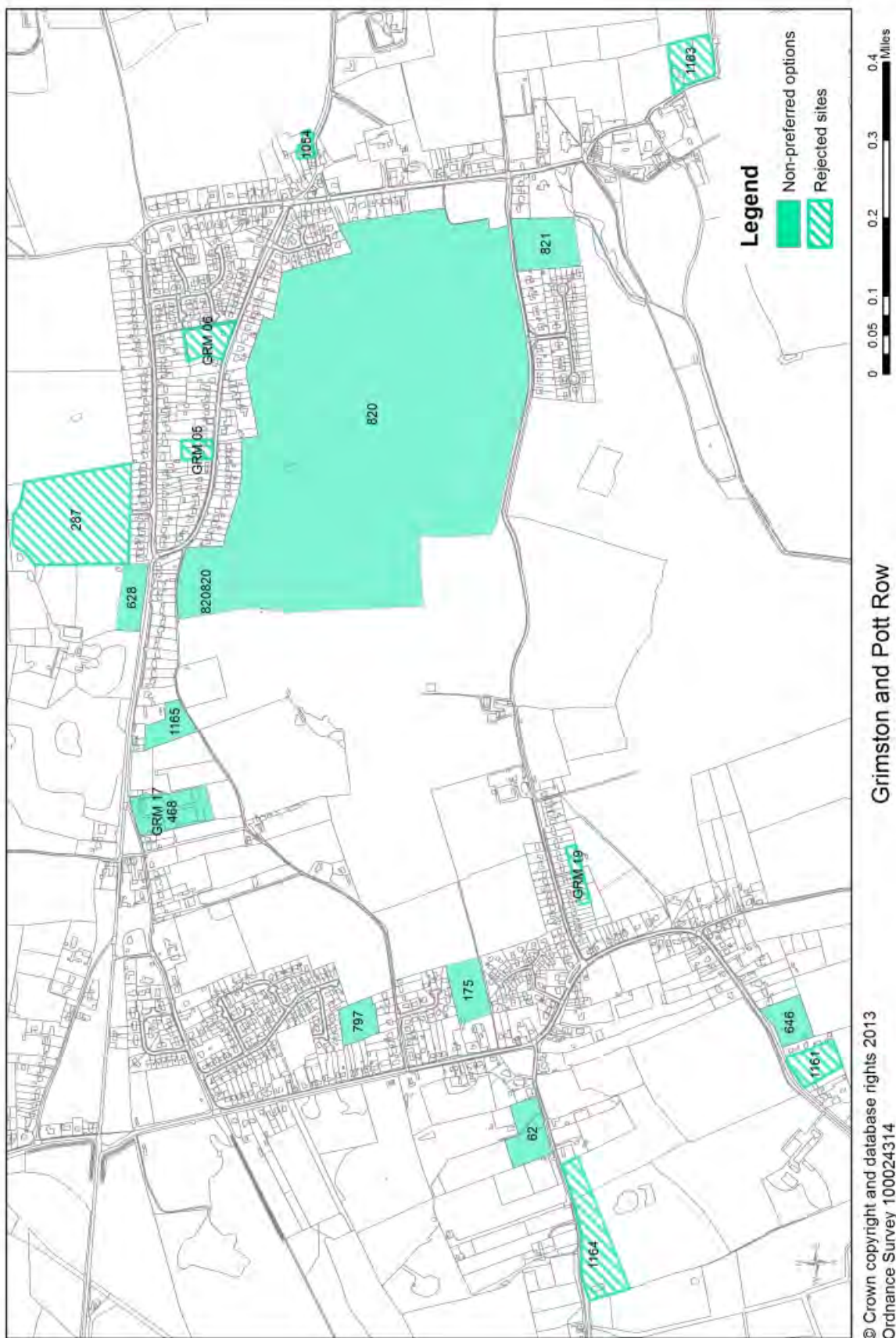


## 7.39.43 Details of other considered sites



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Gayton



## 7.39.44 Gayton

<b>Preferred Options</b>	<b>Main comparative reason(s) for selection</b>
GAY 1 (Part of Site 557)	Minimal visual impact on landscape. Proximity to services.
<b>Non-Preferred Options</b>	<b>Main comparative reason(s) for not being selected</b>
Part of Site 557	Site is too large for the planned village growth (only part of the site is allocated GAY1).
Site 1166	Potential negative impact on bio-diversity. Loss of public right of way.
Site 1177	Potential negative impact on the visual amenity of the country side.
Site 665/Gay 09	Distance from village services. Development would encroach into the surrounding countryside.
Site 66	Poor highway access.
<b>Rejected Sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 64	Site is detached from the main built up area of the village.
Site 158/Gay 10	Site is within fluvial flood zone 3 and therefore fails the sequential test.
Site 160	Poor highway access. Not well integrated with the main built up area of the village.
Site 164	Inadequate highway access.
Site 743	Site is within fluvial flood zone 3 and therefore fails the sequential test.
Site Gay 01	Redevelopment of site would result in a loss of employment land. The site is within the proposed development boundary and is capable of being developed without the need for allocation.
Site Gay 02	The site is within the proposed development boundary and is capable of being developed without the need for allocation.

Site Gay 04	Site is too small for the planned village growth.  Lack of suitable highway access.
Site Gay 05	Site considered unavailable due to a covenant on the land specifying only one dwelling on the plot.
Site Gay 08	The site is within the proposed development boundary and is capable of being developed without the need for allocation.  Site has subsequently been granted planning permission.

## 7.39.45 Grimston

<b>Preferred Options</b>	<b>Main comparative reason(s) for selection</b>
GRM 1  (459)	Proximity to services.  Potential for development to have minimal impact on the form and character of the locality.
<b>Non-Preferred Options</b>	<b>Main comparative reason(s) for not being selected</b>
Site 62	Potential negative impact on the surrounding countryside  Poor highway access.
Site 175	Lack of suitable highway access.
Site 628	Loss of visual amenity.  Poor highway access.  Potential impact on trees that are subject to a Tree Preservation Order (TPO)
Site 646	Distance from services.  Highway Authority objection because of visibility issues.
Site 797	Inadequate highway access with poor visibility.  Possible biodiversity issues.

## Preferred Options for a Detailed Policies and Sites Plan

Site 820	The site is further removed from majority of the services and facilities than the preferred site.
Site 821	Large area of the site is constrained by fluvial flood zone 3.
Site 1165	The site is further removed from majority of the services and facilities than the preferred site.  No apparent highway access.
Site GRM 17/468	Potential loss of employment use.  Not as well integrated with the services and facilities as the preferred site.
<b>Rejected Sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site GRM 19	Site is within the proposed development boundary and is capable of being developed without the need for allocation.
Site 287	Not well integrated with the settlement.  Potential negative visual impact on the landscape.
Site 1161	Detached from the main built up area of the village.  Majority of site within Flood Zone 3
Site 1163	Detached from the main built up area of the village.
Site 1164	Detached from the main built up area of the village.
Site GRM 05	Site is within the proposed development boundary and is capable of being developed without the need for allocation.
Site GRM 06	Site is within the proposed development boundary and is capable of being developed without the need for allocation.
Site 1054	Site is within the proposed development boundary and is capable of being developed without the need for allocation.

## 7.40 Great Bircham / Bircham Tofts (RV)

### Great Bircham / Bircham Tofts

#### *Rural Village*

#### **Description**

**7.40.1** Great Bircham and Bircham Tofts comprise three original settlements along the B1153 and B1155: buildings clustered around Lower and Pond Farms to the east, buildings around the Church in the middle, and buildings around Church Farm and Town Farm and the inn to the south. Subsequent small scale developments during the 1930's, 1980's and 1990's has led to the villages present form. Since then, new dwellings have mostly been by the "conversion" of, or building in traditional styles in the vicinity of, former farm barns and outbuildings.

**7.40.2** Great Bircham and Bircham Tofts have some key services such as a school, a convenience shop, an inn, a licensed social and sports club, and a church; but it has no regular public transport service and the Post Office has recently closed. Bircham Parish has a population of 448. A range of employment opportunities exists in nearby Bircham Newton at the National Construction College (East) and headquarters of Construction Skills (Construction Industry Training Board). They form an active and safe community in which high levels of voluntary activity enhance the public service support available to those members with health or social needs.

**7.40.3** The settlements are on a mainly chalk ridge, with no flood risk, and above a large natural aquifer. They are surrounded by a landscape of gently undulating mainly arable farmland with the Peddars Way lying to the west. A prominent local landmark west of the village is the Windmill set in open farmland.

#### **Strategic Background**

**7.40.4** Great Bircham and Bircham Tofts has a combined population size and level of services fairly typical for a designated Rural Village. These settlements are rural in character and are fairly distant from King's Lynn and the Main, but do have the advantage of having a major employer nearby.

**7.40.5** In considering the appropriate level of development in each settlement (as outlined in the initial section), the level of proposed new housing directly relates to the population size. Therefore, Great Bircham and Bircham Tofts would receive an allocation of four new houses. In response to Bircham Parish Council's request for a greater level of new housing, and in order to optimise the use of land on the site, the Council would prefer to allocate ten houses including, at current standards, two affordable homes.

**7.40.6** A key consideration in appraising sites in Great Bircham and Bircham Tofts is the visual impact of new development on the undeveloped scenic countryside surrounding the settlements. In assessing the most suitable location for further development the Council have aimed to keep some open gaps between Great Bircham and Bircham Tofts in order to maintain a degree of separation between the two settlements. Open spaces are considered to be of significance to the rural character of this area.

**7.40.7** Further information is sought in relation to the management of waste water and foul sewerage for potential development sites. A sewage treatment works is present to the north of the village, and there may be an amenity issue relating to odour for any development in the northern part of the settlement.

**7.40.8** The Surface Water Network has been identified as being at capacity meaning a sustainable urban drainage system (SUDS) would be sought to serve new development. Disposal of surface water to a public surface water piped network would be seen as a last resort when the viability of SUDS solutions has been demonstrated to be unfeasible. The settlement is in a Groundwater Vulnerability Zone and Source Protection Zone and accordingly extra care will be required to prevent new development causing groundwater pollution.

**7.40.9** Parts of the village have no footpath to the school. The Highways Authority would object to development on sites which do not have safe access to the school.

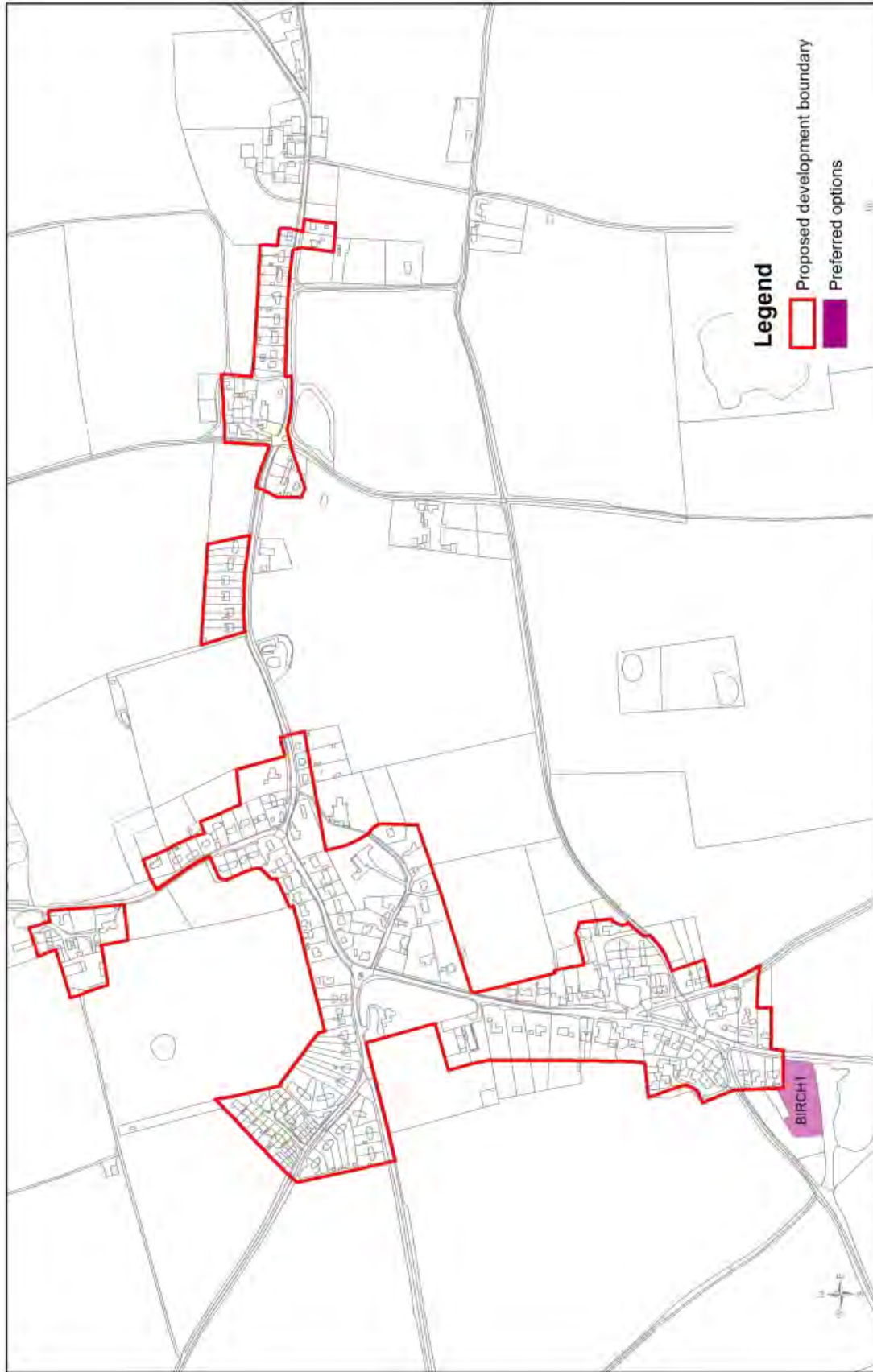
## Responses to Consultation

**7.40.10** The Parish Council and one resident made detailed comments about growth in the settlement. Bircham Parish Council showed support for all development sites in Great Bircham and Bircham Tofts and proposed an extension to the development boundary to create the widest range of opportunities for future development. They noted that site 458 would be more suited to an employment use due to its location. The Parish Council also sought protection for significant green spaces and proposed an alternative method to distributing development based on the level of services and facilities in each settlement.

**7.40.11** Two residents proposed alternations to the proposed development boundary. Two residents raised concerns regarding development on site 906 and the impact on access to land in their ownership. One resident objected to development on site 483/905 in relation to access, loss of hedgerow and impact on viewpoints. One resident raised objections to development on site 798 as it is out of character with street frontage development. One resident raised objections to development on site 458 for a variety of reasons.

**7.40.12** Comments were also received from agents and landowners in support of development on their sites and to submit new sites. The consultation responses were not of a scale to suggest any one site is the least or most favoured site.

Preferred Option



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Great Bircham and Bircham Tofts



## Site Allocation

### **Draft Policy BIRCH1 - Land adjacent to 16 Lynn Road**

Land amounting to 0.47 hectares, as shown on the Policies Map is allocated for residential development of 10 dwellings. Development will be subject to compliance with adopted Core Strategy Policies and all of the following:

1. Provision of safe access onto Lynn Road;
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Implementation of mitigation measures identified in the Ecological Appraisal undertaken by Wild Frontier Ecology (April 2012);
4. Provision of affordable housing in line with the current standards.
5. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination'.

## Justification

The site (part of submitted site Ref. Nos. 457/899) has been identified as the preferred option for development as it is less constrained than some of the other sites. The site is not within the cordon sanitaire relating to odour issues, it has received no objection from the Highways Authority and development would not compromise the landscape separation between Great Bircham and Bircham Tofts.

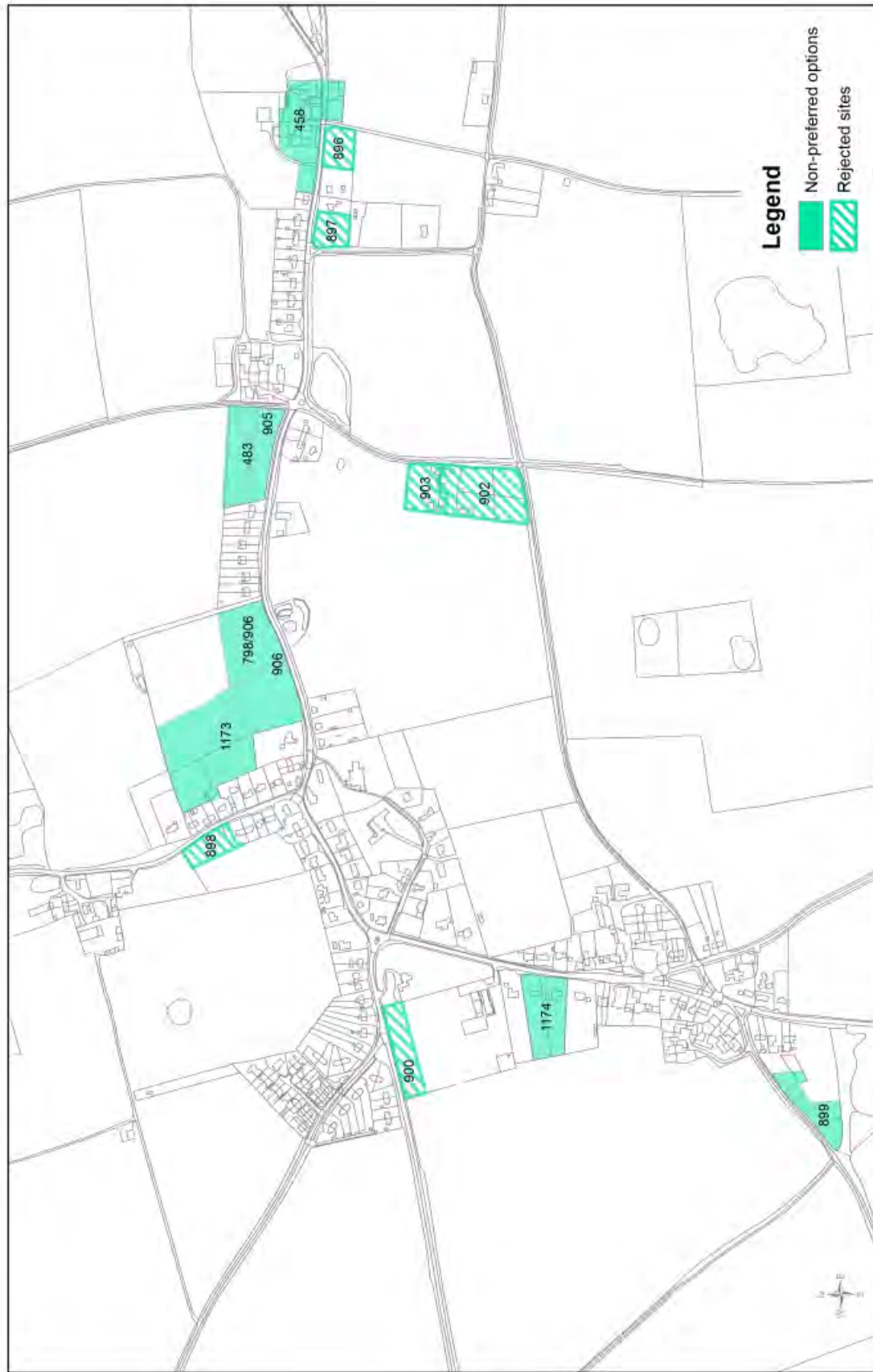
In comparison to alternative options, the majority of views of the site are limited to the near distance from adjacent properties; however there are wider views when entering the village from the south. New development will be partially screened by existing vegetation and hedgerows to the south of the site which will help to reduce the visual impact on the wider countryside. Of all the potential development options, the Council considers development on this site would have the lowest visual impact on the wider countryside.

The site lies to the south of the village, largely adjacent to the proposed settlement boundary with a small portion of the site to the north within it. The site is currently heavily vegetated, with a number of mature trees and hedgerows within the site itself as well as on the boundaries. An Ecological Appraisal has been undertaken by the developer which has identified mitigation strategies to minimise the impact of development on local species and native habitats. The policy wording requires the developer to implement the identified mitigation strategies.

## Questions Rural Village - Great Bircham/Bircham Tofts

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation?
3. Is there a more suitable site to accommodate around 10 dwellings in Great Bircham/Bircham Tofts than the Council's preferred site(s)? Why is this site more suitable?

## Detail of other sites considered



## Great Bircham and Bircham Tofts

Preferred Options	Main comparative reason(s) for selection
<b>BIRCH1</b> (site 457, 899)	Safe access can be achieved Good potential for natural screening from wider countryside  Land is currently not in use  Not within cordon sanitaire
Non Preferred Options	Main comparative reason(s) for not being selected
<b>Site 1174</b>	Part of site within development boundary does not require allocation, and the road frontage is already development.  Site too small to accommodate the total housing allocation, and therefore would not meet the threshold for affordable housing  Back land development is not a favourable form of development in terms of design and access
<b>Site 798/906</b>	Site is within a cordon sanitaire relating to the Sewage Treatment Works. New residents may experience amenity issues relating to odour
<b>Site 1173</b>	Site is within a cordon sanitaire relating to the Sewage Treatment Works. New residents may experience amenity issues relating to odour  Loss of productive agricultural land (grade 3)  The Council considers the open spaces between Bircham Tofts and Great Bircham are a landscape feature worthy of retention development of the site would be of detriment to the character of the area.
<b>Site 483, 905</b>	Site is within a cordon sanitaire relating to the Sewage Treatment Works. New residents may experience amenity issues relating to odour  Loss of productive agricultural land (grade 3)  The Council considers the open spaces between Bircham Tofts and Great Bircham are a landscape feature worthy of retention development of the site would be of detriment to the character of the area.
<b>Site 458</b>	Least well integrated of all the sites

Preferred Options	Main comparative reason(s) for selection
	Removal of agricultural buildings would be contrary to Core Strategy Policy CS10  The Borough Council and Bircham Parish Council consider the site is better located for employment uses
Rejected Sites	Main reason for eliminating as not being 'reasonable options'
896	No evidence that the site is available for development
897	No evidence that the site is available for development
902	Separate from the main built up area of village
903	Separate from the main built up area of village
898	No evidence that the site is available for development
900	No evidence that the site is available for development

## 7.41 Great Massingham (KRSC)

### Great Massingham

#### *Key Rural Service Centre*

#### Description

**7.41.1** Great Massingham is a large village situated 12 miles east of King's Lynn. The settlement has no clearly defined form and extends out along most of the roads leaving the village.

**7.41.2** The village is dominated by the very attractive village green which extends over a large area between two large ponds. The ponds are important landmarks and contribute significantly to the character of the village. Around the Green are the village shop, pub and church, together with most of the village's older buildings. A large portion of the village is designated a Conservation Area for its historic and architectural value.

**7.41.3** Great Massingham is a thriving community and acts as a centre for the surrounding rural area. It has a range of facilities including a doctor's surgery, primary school, sports and social club, retained fire station, bus route, pub, shop, post office and church. The Parish population was recorded as 902 in the 2011 Population Census.

**7.41.4** In relation to landscape, Great Massingham is situated in the “Plateau Farmland”. The Landscape Character Assessment<sup>(36)</sup> describes this as having flat, medium to large, mainly regular, arable fields, generally separated by mature, generally intact, hedgerows with mature oak hedgerow trees. Woodland copses and tree belts intersperse the arable farmland and in places limit views across the area. Hedgerows with mature oak hedgerow trees also line the narrow single-lane roads.

## **Strategic Background**

**7.41.5** Great Massingham is designated a Key Rural Service Centre in the Core Strategy for its range of facilities and its potential to accommodate growth to sustain existing rural services and the wider rural community. On a population pro-rotas basis (see Distribution of Development section), Great Massingham is to receive an allocation of 12 new dwellings (including 2.4 affordable dwellings and/or equivalent financial contribution at current standards).

**7.41.6** Great Massingham Conservation Area is comparatively large and comprises most of the centre and southern parts of the settlement. In determining the preferred option for allocation, extra care is required to ensure that any new development is not harmful to the Conservation Area or its setting. Sites within or adjacent the conservation area would require further assessment and close control of the design at the application stage to ensure that the proposal conserves and enhances the historic and architectural quality of the area.

**7.41.7** The settlement is within a low flood risk area, however the entire settlement is in a Groundwater Vulnerability Zone. Extra care will therefore be required to avoid the risk of groundwater pollution by new development. Prior to development, further consultation with the Environment Agency would be required on this issue.

**7.41.8** Norfolk County Council indicates that the local school have some spare capacity to accommodate the proposed growth. Norfolk County Council as local highways authority suggests that Great Massingham is not well located in terms of public transport accessibility to higher order settlements and is therefore not seen as a favourable location for growth. However, the Council considers that additional housing is required in the settlement to sustain existing facilities and services.

**7.41.9** Harpley waste water treatment works (WWTW) serves Great Massingham, Little Massingham and Harpley. Anglian Water identifies that Harpley Works has some capacity to accommodate modest growth within the existing consent but this is dependent on the cumulative total growth number across all the settlements served by Harpley WWTW. Anglian Water also advises that upgrades and extensions to the foul sewerage network would be required to serve the proposed growth and again, this is dependent on individual sites and the level of housing proposed. Major constraints relating to the surface water network capacity is also identified indicating that sustainable urban drainage systems (SUDS) would be sought to accommodate the proposed growth.

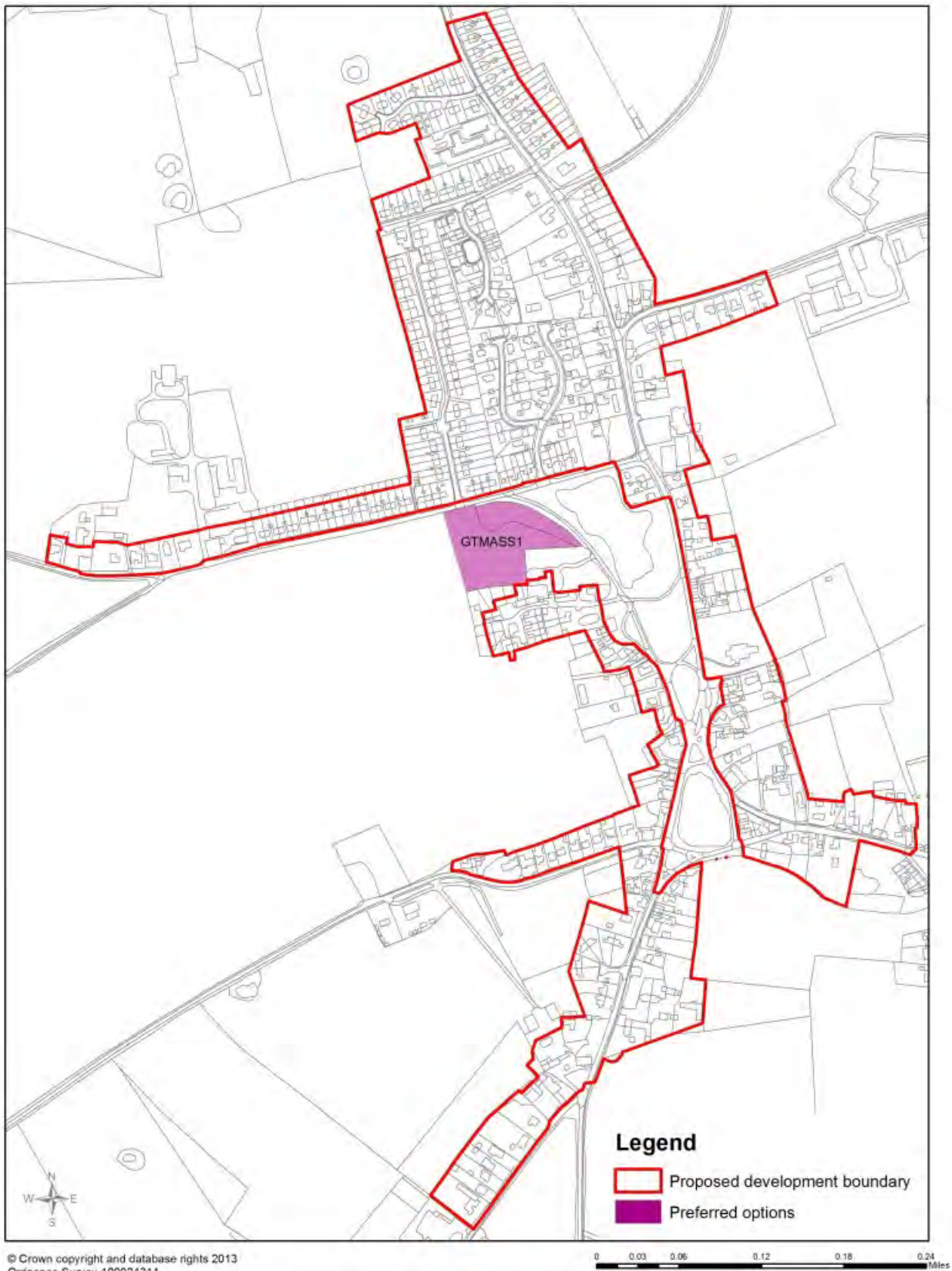
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36 King's Lynn & West Norfolk Landscape Character Assessment 2007

## Responses to 'Issues and Options' Consultation

**7.41.10** Great Massingham Parish Council made site specific objections and put forward an alternative site which they consider suitable (Site 1214). Few comments relating to the proposed development boundary were made. Other comments received were from agents and landowners to promote individual sites. The response to the consultation was not of a scale to suggest any one site was preferred for development.

## Preferred Option



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Great Massingham



## Site Allocation

### Draft Policy GTMASS1 Land Adjacent Abbey Farm

**Land amounting to 0.6 hectare on Walcup's Lane, adjacent to Abbey Farm as shown on the Policies Map, is allocated for residential development of 12 dwellings. Development will be subject to compliance with all of the following:**

1. Submission of an Ecological Study in relation to the mature trees and hedgerows along the eastern boundary. The study should establish that either:
  - i) there would be no negative impact on flora and fauna;  
*or, if any negative impacts are identified, establishes that:*
  - ii) these [negative impacts] could be suitably mitigated against;
2. Suitable landscaping should be used to minimise the visual impacts of development on the open land to the west of the site.
3. Submission of a Heritage Asset Statement that establishes that development would enhance and preserve the setting of the Conservation Area and the setting of the adjacent Grade II Listed Abbey Farm.
4. Development would be subject to the retention of the Tree Preservation Order area situated north east of the site.
5. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
6. The site is within a Groundwater Vulnerability Zone. Accordingly, the developer is required to demonstrate how risks of pollution from development of the site will be avoided, following the requirements of the NPPF and if appropriate, the Environment Agency 'Guiding Principles for Land Contamination';
7. Provision of affordable housing in line with the current standards.

### Site Description and Justification for Draft Allocation

**7.41.11** The allocated site (which includes part of submitted Site 1214) is situated to the west of the centre of the village along Walcup's Lane, immediately outside the proposed development boundary. The site consists of flat arable land classed as Grade 3 (moderate quality) agricultural land.

**7.41.12** The eastern edge of the site is uneven and overgrown, containing many mature trees which are subject to a Tree Preservation Order and are therefore of landscape value. The site is sufficiently large for these trees to be retained as part of the development layout. The retention of these trees could provide natural screening of development on the site. Other notable landscape features on the site include hedgerows around the boundaries.

**7.41.13** The surrounding area consists of undeveloped farmland to the west, with existing housing to the north, east and south. The site is also bordered on the east by one of the notable village ponds, but development on the site is considered likely to have minimal impact to the setting of the pond. Medium and long distance views of the site are available from roads and properties adjacent to the site and the wider village. The location of the site within a fairly built up area limits the visual impacts on the wider landscape and provides the opportunity for further residential development without placing pressure on the surrounding countryside.

**7.41.14** The eastern part of the site falls within the Conservation Area, and is adjacent a Grade II listed building. Despite its sensitive location, the Council considers that with a high standard of design and layout, development could conserve and enhance the Conservation Area and respect the setting of the Listed Building.

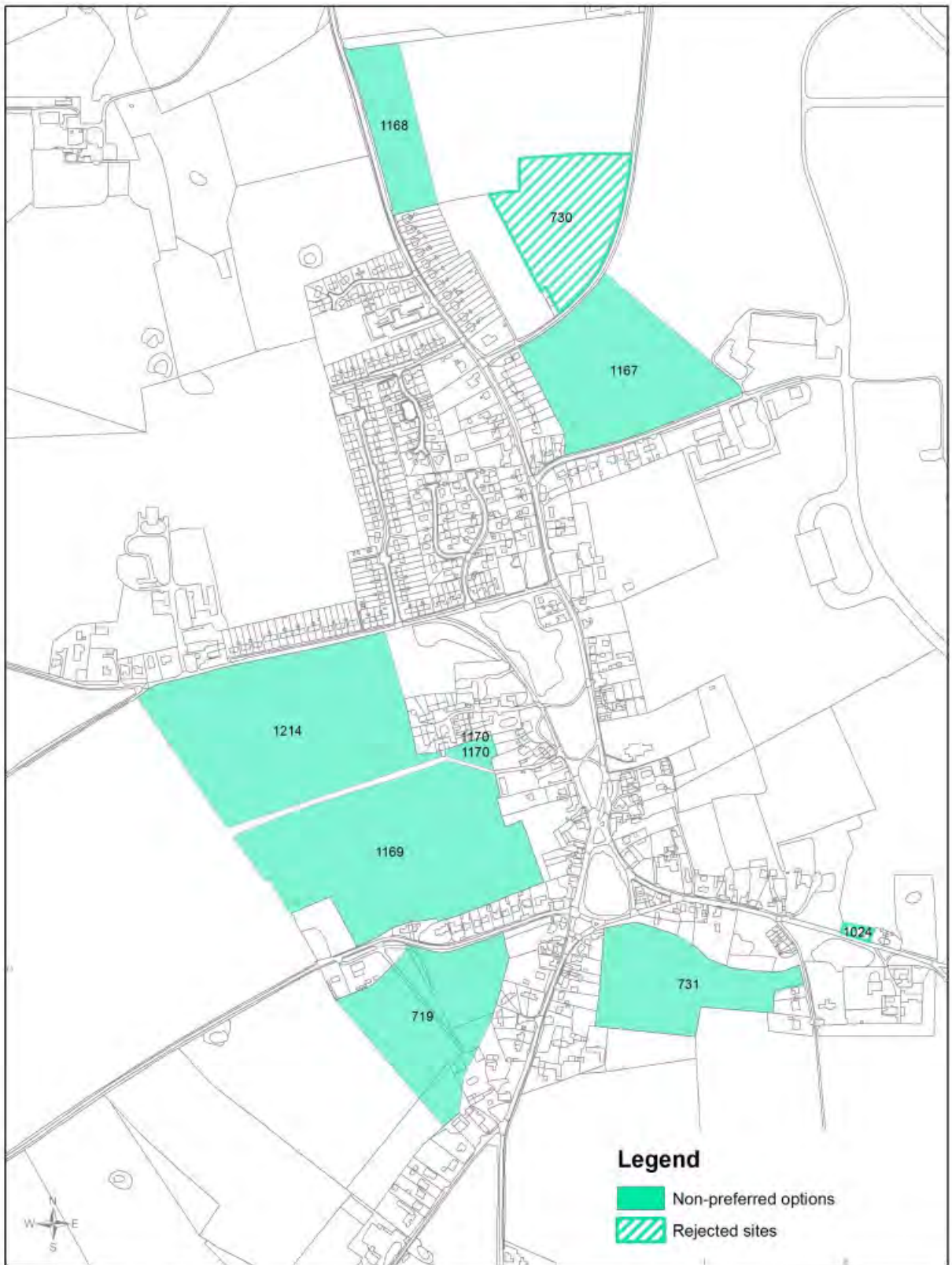
**7.41.15** The site scored highly in terms of sustainability, it is well located in terms of the local services and that address the day-to-day needs of the local population. Safe access and egress can be achieved through Walcups Lane. The Highways Authority would not object to the allocation of the site provided this is accompanied by local improvements to the footpath network.

**7.41.16** The size of the site allows for flexibility in layout and could potentially accommodate different forms of development. This is considered to facilitate a development which contributes successfully to the Conservation Area and the sites surroundings.

## Questions Key Rural Service Centre - Great Massingham

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation GTMASS1?
3. Is there a more suitable site to accommodate around 12 dwellings in Great Massingham than the Council's preferred site(s). Why is this site more suitable?

## Details of other considered sites



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0 0.035 0.07 0.14 0.21 0.28 Miles

Great Massingham

Preferred Options	Main comparative reason(s) for selection
GTMASS 1 (Site 1214)	Proximity to services.
Non-Preferred Options	Main comparative reason(s) for not being selected
Part of Site 1214	Site is too large for the planned village growth (only part of the site is allocated GTMASS1).
Site 719	Potential negative impact on the surrounding countryside. Poor highway access.
Site 731	Lack of suitable highway access.
Site 1167	Distance to services. Potential negative impact on the visual amenity of the surrounding countryside.
Site 1168	Distance to services. Potential negative impact on visual amenity of the countryside.
Site 1169	Poor highway access and lack of sustainable transport links. Site is adjacent some agricultural activity and this could potentially have a negative impact on this amenity.
Site 1170	No suitable highway access. The site is too small for the planned village growth.
Rejected Sites	Main reason for eliminating as not being 'reasonable options'
Site 730	Site is detached from the main built up area of the village.
Site 1024	Site is detached from the main built up area of the village.

## 7.42 Grimston & Pott Row - See Gayton

## 7.43 Harpley (RV)

### Harpley

#### *Rural Village*

#### Description

**7.43.1** Harpley is a small rural village consisting of three distinct parts, two of which are grouped around farms. The settlement pattern is generally linear and development is surrounded by mature trees and the wider countryside. The parish of Harpley has a population of 338<sup>(37)</sup>. The level of services has declined in recent years, however the village has a primary school, a church and still retains a pub. Harpley also has a village hall. Harpley is in a relatively elevated position in comparison to most rural villages within the borough which affords good views. The traditional local vernacular consists of two storey buildings of red brick and clunch with pitched roofs of pantiles or slate.

**7.43.2** The Landscape Character Assessment<sup>(38)</sup> characterises Harpley as 'Rolling Open Farmland'. The assessment notes that Harpley is a smaller village with a relatively harsh urban edge, which is very visible from the surrounding landscape.

**7.43.3** Harpley is adjacent to the A148, a well used road link between the larger settlements of King's Lynn and Fakenham. The village is served by a bus stop although services are infrequent.

#### Strategic Background

**7.43.4** Harpley is one of the smaller designated Rural Villages in population size and is very rural in nature. Therefore, the council seeks limited growth to support essential services. Based on councils preferred method of distributing new development (as outlined in the initial section), Harpley would receive an allocation of three new houses. In order to trigger the threshold for delivering affordable housing, the council would prefer to allocate five houses including one affordable home.

**7.43.5** Harpley Waste Water Treatment Works serves Great Massingham, Little Massingham and Harpley. Harpley works may have capacity for modest growth within the existing flow consent provided by the Environment Agency, but this is dependant on the cumulative level of growth in Harpley and Great Massingham. Anglian Water have indicated that a small number of new houses could be accommodated by the existing foul sewerage network without the need for infrastructure upgrades.

**7.43.6** Harpley overlies a Groundwater Vulnerability Zone and Source Protection Zone and accordingly extra care will be required to prevent new development causing groundwater pollution.

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37 Census data 2011

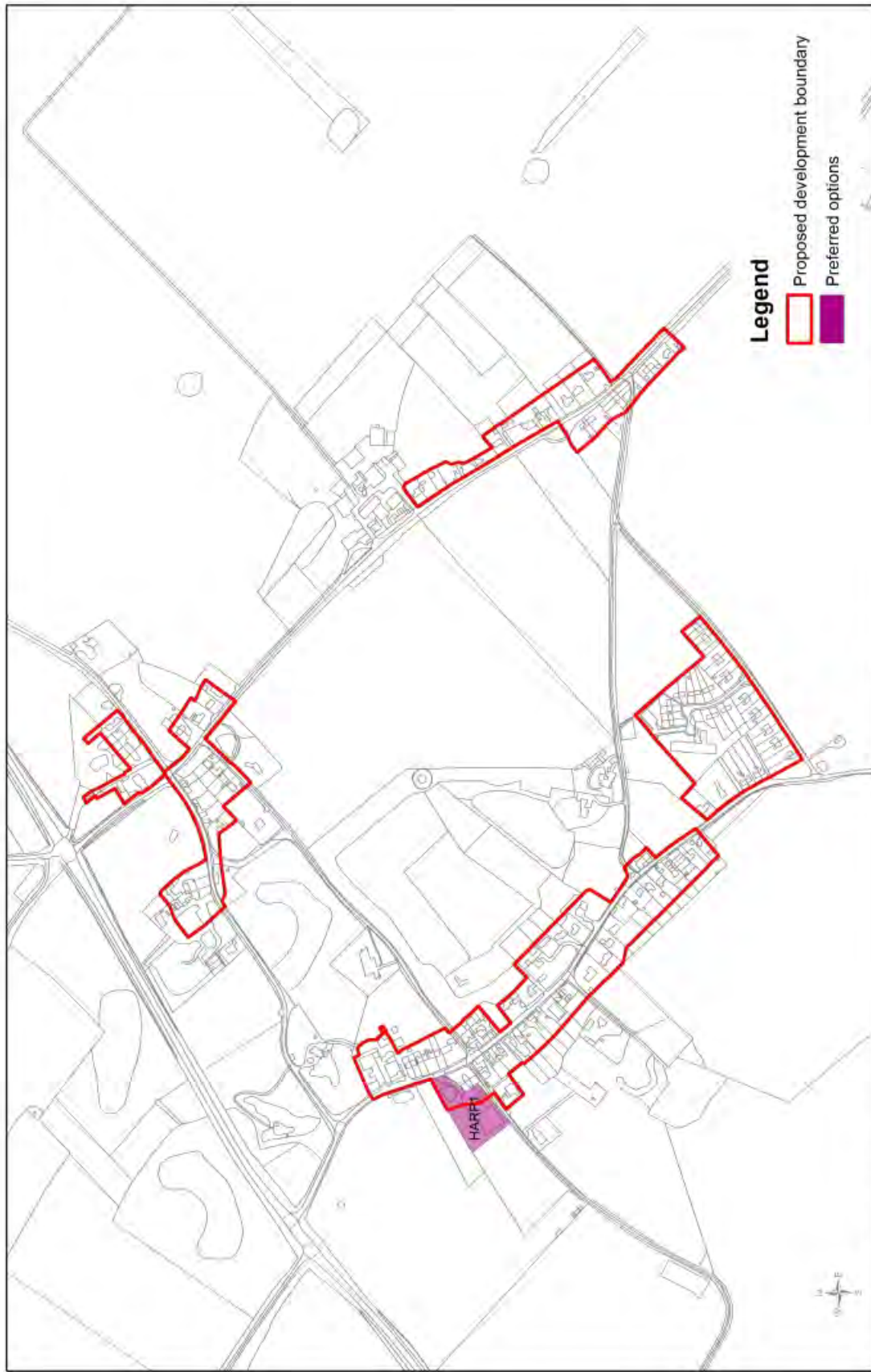
38 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

**7.43.7** Eight sites were considered as potential options for development at the previous Issues and Options stage. These sites were assessed in the Sustainability Appraisal to determine the preferred option.

## **Response to the Consultation**

**7.43.8** No responses were received from members of the public or Harpley Parish Council. Landowners, agents and developers submitted additional information and reports to support sites they were promoting for development and some proposed amendments to their site boundaries. The Council has considered this new information in the site assessment process.

Preferred Option



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Harpley

## Site Allocation

### Draft Policy HARP1 Land at Nethergate Street/School Lane

Land amounting to 0.5 hectare, as shown on the Policies Map, is allocated for residential development of 5 dwellings. Development is subject to compliance with all of the following:

1. Suitable provision / improvements to pedestrian links to Nethergate Street;
2. Retention of the existing pond adjacent to the access point at the north east corner of the site and retention of the hedgerow which bound the site.
3. Submission of an Archaeological Field Evaluation based on the potential for findings in relation to medieval findings which should be used to inform the planning application.
4. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination';
5. Provision of affordable housing in line with the current standards.

## Justification

**7.43.9** The site (submitted site 461) is the preferred option for development following assessment against alternative options for development in the Sustainability Appraisal. It is ideally located close to the school and offers a number of options for development. Whilst a grain store occupies the site, evidence has satisfied the Borough Council that it cannot be used for this purpose due to its proximity to the school and the amenity issues when using the dryer. It is considered that an appropriate scheme of development could result in an improvement on the visual amenity of the site that is currently dominated by the grain store.

**7.43.10** The site lies to the west of the settlement just north of the village school. The area currently comprises a non-operational grain store, a small area of uncultivated arable land (grade 3), a redundant barn, a pond, and an access onto Nethergate Street. A mature and established hedgerow bounds the site to the south. Other than the pond and hedgerow there are no other landscape features of importance within the site boundary.

**7.43.11** Views of the site consist of medium distance views from the A148 to the north of the site and near distance views from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from across the valley to the south and south east.

**7.43.12** The Historic Environment Service have indicated that the site is within a deserted section of Harpley. They recommend any development in this location be informed by an archaeological field evaluation by trial trenching, and that any development takes into account the result of the field evaluation. A large undeveloped area adjacent to the north and west boundaries of the site

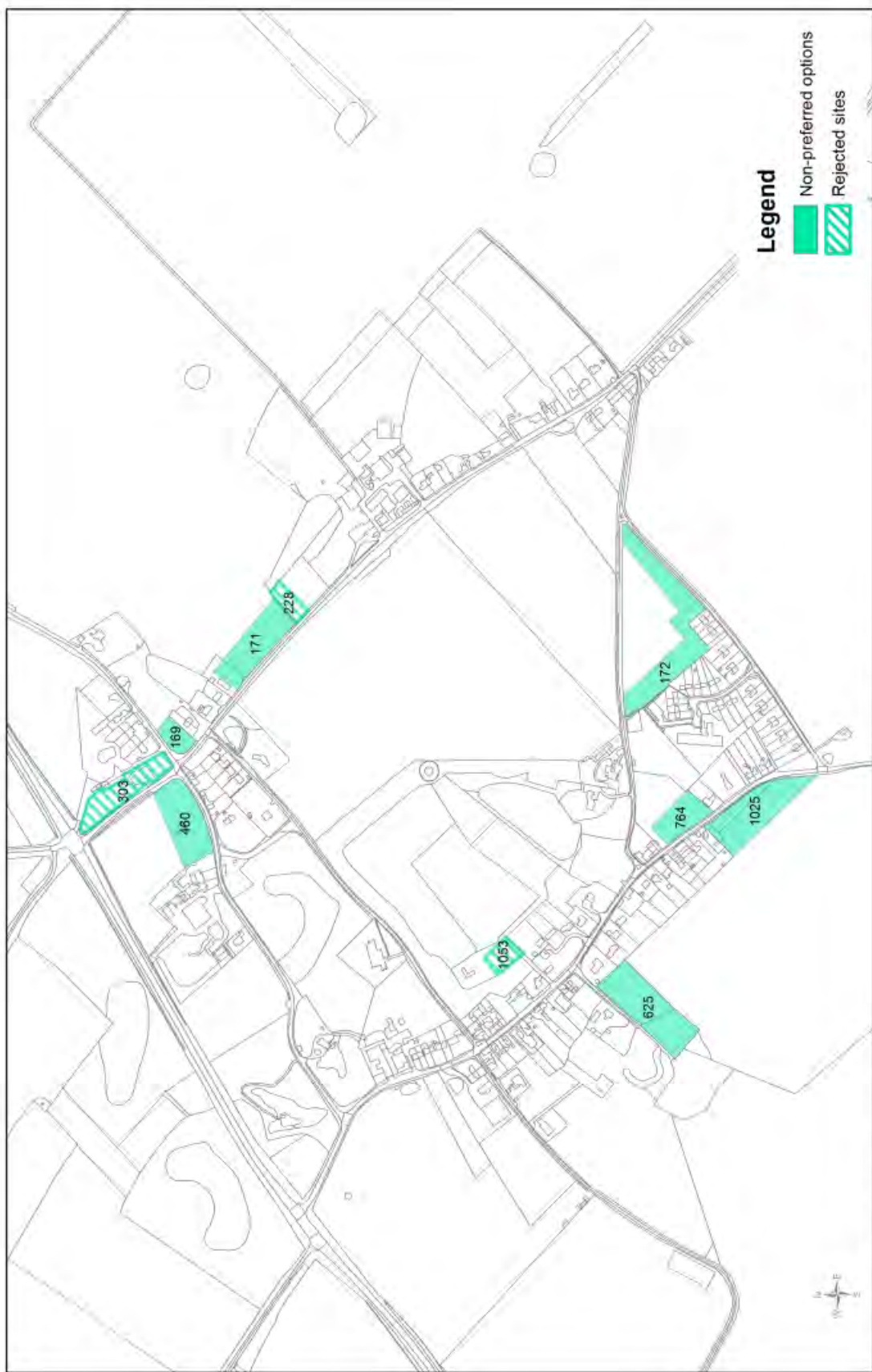


have been found to contain earthworks of a former medieval settlement within parkland belonging to Harpley Hall. Norfolk Wildlife Trust have indicated the applicant should seek retention of, or mitigate against the loss of hedge and pond. The council seek to retain these features on the site.

## **Questions Rural Village - Harpley**

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation?
3. Is there a more suitable site to accommodate around 5 dwellings in Harpley than the Council's preferred site? Why is this site more suitable?

Detail of other sites considered



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Harpley

Preferred Option	Main comparative reason(s) for selection
<b>Harp1</b> (461)	Proximity to village services and school Safe access can be achieved
Non-preferred Options	<b>Main comparative reason(s) for not being selected</b>
<b>Site 625</b>	<p>Location and shape of the site would not represent the most characteristic form of development in the settlement - development tends to front the main 'circular' route of the village and its distributor routes rather than on 'dead-end' trajectories of these routes.</p> <p>Limited information on availability - site owner sought only one dwelling for their own use</p>
<b>Site 460</b>	<p>Site is slightly further from the main facilities and school than the preferred option</p> <p>Site contains a public footpath, a pond and significant trees (Tree Preservation Order, Area) and is bounded by hedgerow to the south. Whilst an ecology appraisal has established no significant impact on biodiversity, the area is rural in character, the site is visible from Cross Street and any development is likely to have an adverse impact on the visual amenity</p> <p>There are no material considerations that suggest allocation of this site above the preferred option.</p>
<b>Site 169</b>	Site is further from the main facilities and school than the preferred option. Access would need to be established and is likely to result in the loss of established trees and hedgerow. There are no material considerations that suggest allocation of this site above the preferred option.
<b>Site 171</b>	Site is further from the main facilities and school than the preferred option Development in this location is likely to be obtrusive in the landscape
<b>Site 172</b>	Site is on the outskirts of the settlement and is further from the main facilities and school than the preferred option
<b>Site 1025</b>	<p>Site is further from the main facilities and school than the preferred option.</p> <p>Adverse impact on biodiversity</p> <p>Development in this location is likely to be obtrusive in the landscape</p>

Preferred Option	Main comparative reason(s) for selection
Site 764	Site is slightly further from the main facilities and school than the preferred option.  Loss of hedgerow
Rejected Sites	Main reason for eliminating as not being 'reasonable options'
Site 228	Isolated location away from the main built up area of the settlement
Site 303	Site is further from the main facilities and school than the preferred option. Intensification is likely to have an adverse impact on visual amenity and form and character
Site 1053	Poorly related to existing development

## 7.44 Hay Green (SVAH)

## 7.45 Heacham (KRSC)

### Heacham

#### *Key Rural Service Centre*

#### Description

**7.45.1** Heacham is a large nucleated village which functions as a service centre and coastal resort. The area immediately adjacent the Wash on the western edge of the village is dominated by caravans and the village is bounded to the east by the A149 road. Due to its popularity, particularly with tourists and retirees, Heacham has undergone several phases of growth since the nineteenth century. The Parish of Heacham has population of 4,750<sup>(39)</sup> making it one of the largest rural parishes in the Borough. The village has a small parade of shops along Station Road, a primary school, a GP surgery, a church and has strong public transport links to King's Lynn and Hunstanton. More extensive retail and service provision is available the adjacent town of Hunstanton to the north.

**7.45.2** The Landscape Character Assessment<sup>(40)</sup> defines the Heacham area as 'Drained Coastal Marshes' and identifies that the built character of traditional buildings within the village is dominated by carstone (from the nearby Snettisham quarries), interspersed with chalk clunch and orange bricks roofed with pantiles and slate. The assessment notes that the striking contrast between the

39 Census data 2011

40 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

orange carstone and white/grey patches of clunch contributes to a distinctive and recognisable sense of place. However, the majority of the housing stock constructed in the 20<sup>th</sup> century does not utilise local, traditional materials.

**7.45.3** A Conservation Area designation exists around the church and older part of the village adjacent to Heacham Hall and grounds. In addition to the coast itself, Norfolk Lavender, situated to the east of Heacham, is a significant visitor attraction.

**7.45.4** There is a need for 50 places for residential care to cover the area spanning Heacham to Dersingham and in the wider extent, incorporating Hunstanton, there is a need for 220 places for residential care.

## Strategic Background

**7.45.5** Heacham has one of the largest parish population sizes of all designated Key Rural Service Centres, second only to the combined parish population of Upwell and Outwell. Heacham benefits from a high proportion of services and facilities, and therefore is considered to be a sustainable location to accommodate new residents. However, additions and upgrades to infrastructure will be required to serve an expanded population. The Council proposes what it considers to be the appropriate scale of development based on the population size (as outlined in the initial section of the document). Based on Council's preferred method of distributing new development, Heacham would receive an allocation of sixty three new houses. The Council propose to marginally increase this to sixty six homes in order to optimise the development potential of the identified sites and increase the provision of affordable housing.

**7.45.6** Norfolk County Council have indicated that the Infant School is at capacity with limited room for expansion although the Junior School can easily accommodate additional children. Any development in the Heacham area would put pressure on infant phase accommodation.

**7.45.7** Heacham Waste Water Treatment Works serves Heacham and surrounding settlements. There is seasonal population fluctuation due to holidaymakers in Hunstanton and Heacham. . At present the Treatment Works are at capacity and Anglian Water have identified that for new growth to be accommodated they may seek upgrades to the treatment works depending on the specific sites for development and the overall level of housing. A new flow consent would be required. With regards to the foul sewerage network, it is likely that upgrades to the existing network will be required which will be part funded or funded by the developer. The Surface Water Network has been identified as being at capacity meaning a Sustainable Urban Drainage System (SUDS) would be sought to serve new development.

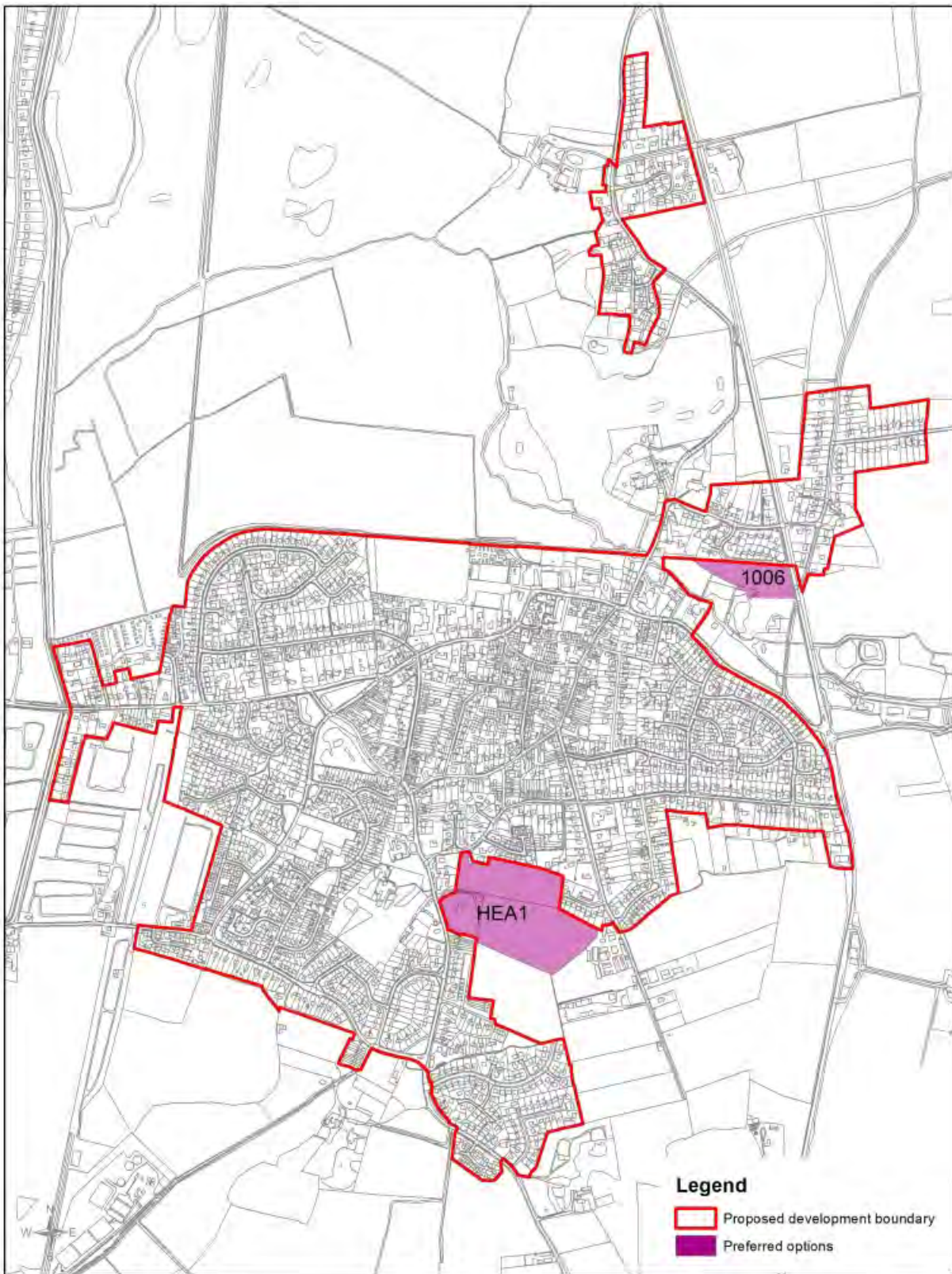
**7.45.8** The Environment Agency would object to an allocation in excess of 100 dwellings in this location in accordance with the Boroughs Water Cycle Study. Below this level, the Environment Agency indicate most of the sites overlie or partially overlie a Groundwater Vulnerability Zone (major aquifer). With regard to development overlying a Groundwater Vulnerability Zone, extra care will be required to prevent groundwater pollution (such as the identification and remediation of any land contamination and safe disposal of foul and surface water).

**7.45.9** The King's Lynn Internal Drainage Board have identified that the central and eastern undeveloped areas of the settlement are adjacent to, and bisected, by a Board-maintained watercourse. If either or both of these sites are developed, full attenuation or infiltration drainage would be required.

**7.45.10** Natural England and the Norfolk Coast Partnership have stated a preference for development towards the centre of Heacham as this is less likely to have an adverse impact on the setting of the Area of Outstanding Natural Beauty. Any significant development would need to be informed by an Appropriate Assessment due to the proximity of the environmentally sensitive area of The Wash. This study would ascertain the effects of growth in Heacham on the area of the Wash designated as a Special Protection Area (SPA) and RAMSAR to determine the anticipated level of disturbance to breeding and wintering birds and associated mitigation strategies. A representative of the Campaign for the Protection of Rural England highlighted the importance of retaining undeveloped countryside to the north of Heacham to maintain a physical separation between Heacham and Hunstanton.

## **Response to Consultation**

**7.45.11** Six members of the public commented on the proposed development options. Many raised concerns regarding the capacity of existing infrastructure to serve new residents and the impact of the seasonal influx of tourists and in particular, the increase in population at retirement age. There was concern that Heacham had already received a high level of growth and this was placing a strain on existing services. This was echoed by Heacham Parish Council and in their statement they concluded that they wished for no further development to take place outside the village envelope. Two members of the public also highlighted inaccuracies in the settlement description. Further information was received from landowners, developers and agents in support of land they were promoting, including detailed studies such as a site specific flood risk assessment.



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0 0.05 0.1 0.2 0.3 0.4 Miles

Heacham

## Site Allocations

### Draft Policy HEA1 - Land off Cheney Hill

**Land amounting to 9.2 hectares, as shown on the Policies Map, is allocated for residential development of 60 dwellings. Development will be subject to compliance with all of the following:**

1. Establishment of safe pedestrian and vehicular access to the site with primary access from Cheney Hill. Opportunities for increasing connectivity to the surrounding secondary road network for pedestrian/cycle access should be explored;
2. Details of layout, phasing, and conceptual appearance;
3. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
4. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination';
5. Submission of a project level Habitats Regulation Assessment to ascertain the effects of growth on The Wash (also designated Special Area of Conservation, Site of Special Scientific Interest, European Marine Site and Ramsar), and provide suitable mitigation where necessary;
6. Provision of green recreational space to serve the development. The amount and nature of the space will be determined by the Planning Authority through detailed design considerations of the proposal;
7. A financial contribution for any upgrades or additional provision in terms of water supply, sewerage, schools, highways etc. necessary to serve the development;
8. Provision of affordable housing in line with the current standards.

### Justification

**7.45.12** The allocated site is part of a wider area of land (site ref. nos. 184/441) put forward for consideration. Only a smaller part of the land is required to accommodate the level of new housing proposed. This site offers the greatest potential to integrate new housing with existing development as the site is surrounded on three sides by existing development. The site is located close to the village centre and local services which enables new residents to easily access village facilities by walking or cycling. There are several potential access points to the surrounding road network which provides the opportunity to improve the connectivity of the surrounding area. Norfolk County Council Highways Authority have indicated that this area of land is favourable for development in terms of access.



**7.45.13** The site is currently used as arable agricultural land (grade 3) and is split into four fields divided by drainage ditches and some hedgerow in places. Other than the hedgerow and a few trees there are no other significant landscape features on the site. Whilst development would result in the loss of productive agricultural land, it is not possible to provide this level of housing on previously developed land in Heacham and development in this location would not encroach on the wider countryside.

**7.45.14** The potential impact on the wider countryside to the east of Heacham is somewhat limited due to the site being screened by existing industrial/agricultural buildings to the east of the site surrounding School Road. A further network of fields separates the site from the Area of Outstanding Natural Beauty and the Norfolk Coast Partnership and Natural England have expressed a preference for development at this location above alternative options.

**7.45.15** Notwithstanding this, the design of the development should have regard to the potential visual impact on the wider countryside and to existing residents in the surrounding area.

## **Draft Policy HEA2 Land to the south of St. Marys Close**

**Land amounting to 1.3 hectares, as shown on the Policies Map, is allocated for residential development of 6 dwellings. Development will be subject to compliance with all of the following:**

1. Establish a safe vehicular and pedestrian access point from St. Marys Close;
2. Submission of a Tree Survey to establish the significance of the trees on site and identify trees which must be retained;
3. Submission of an Ecological Study that establishes that either:
  - i) there would be no negative impact on flora and fauna;
  - or, if any negative impacts are identified, establishes that:*
  - ii) these [negative impacts] could be suitably mitigated against;
4. Submission of an archaeological assessment.
5. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the setting of Heacham Conservation Area and the Area of Outstanding Natural Beauty. Established trees and vegetation should be retained on the south-west boundary of the site to provide natural screening from Heacham Conservation Area. The hedgerow should be retained on the eastern boundary of the site to provide natural screening from the Area of Outstanding Natural Beauty;
6. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
7. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the

requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination';

8. Provision of a financial contribution in line with the current standards.

## Justification

**7.45.16** The site lies to the south of St Mary's Close, which is a small cul de sac of large detached properties. The site currently comprises a private landscaped garden with some established trees within the site. The site provides the opportunity to create a unique low density development of detached properties which take advantage of the setting of the site. The site is well integrated with existing development to the north and new development would not encroach on the wider countryside. Views of the site are limited to the near distance from adjacent roads/ footpaths and properties. The site is well connected to the more historic part of Heacham within close proximity of the A149 strategic road link and within walking distance of bus stops connected to the village centre and on the A149.

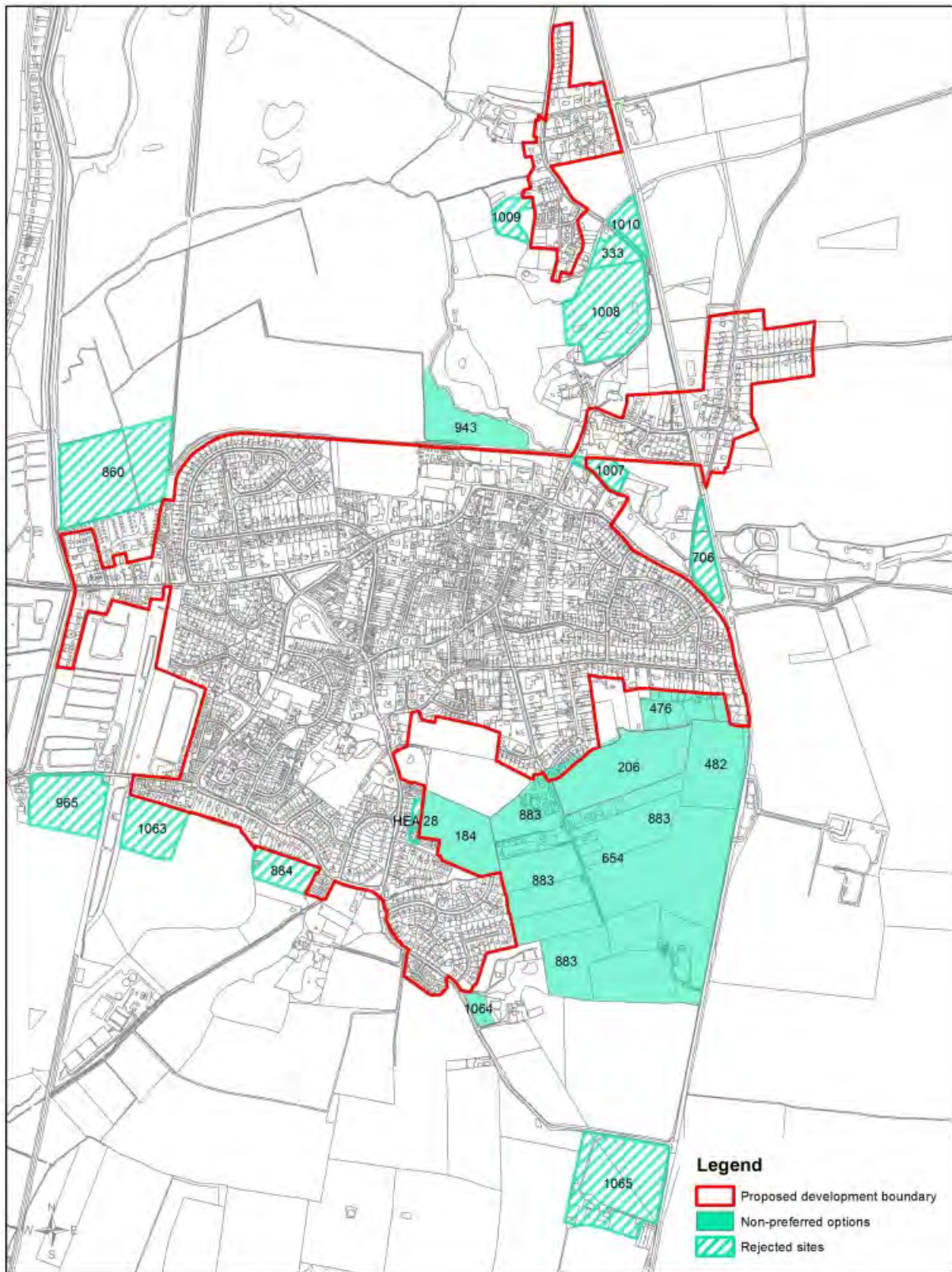
**7.45.17** There is a Historic Environment Record which applies to part of the site and also relates to a wider area of land to the east. The record relates to a post medieval system of drainage ditches acting as water meadows along the Heacham river valley, which is identified through earthworks and crop-marks. An archaeological assessment is therefore required, and discussion of this with Norfolk Historic Environment Service is recommended.

**7.45.18** The west and south west boundary of the site abuts Heacham Conservation Area and is close to Historic Park and Gardens. A line of trees and shrubs provides a natural visual screen from the Conservation Area to the site and the policy contains a clause to retain this vegetation. The site does contain further areas of dense vegetation and established trees in addition to a pond to the south. The policy requires an ecological survey to be undertaken to establish the significance of flora and fauna on the site. Where possible, the Council will seek to retain established vegetation but will need to consider detailed design and layout configurations at the planning application stage.

**7.45.19** To the east of the site lies the Area of Outstanding Natural Beauty (AONB). The site is currently well screened from the AONB by established trees and hedgerow which bound the east of the A149 road. An immature hedgerow, bank and fence exists on the eastern boundary of the site and these should be retained and enhanced to provide further screening from the site.

## Questions Key Rural Service Centre - Heacham

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation?
3. Is there a more suitable site (or sites) to accommodate around 63 dwellings in Heacham than the Council's preferred site(s). Why is this site (or sites) more suitable?



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Heacham

## 7.46 Hilgay (RV)

### Hilgay

#### *Rural Village*

#### Description

**7.46.1** Hilgay is situated four miles south of Downham Market, to the east of the A10. The village is built on an elevated site which rises from the River Wissey in the north and the surrounding fenland to the west. There is a bridge over the river. This was a former section of the A10. The village was originally linear in form although estate development has made it more compact. The materials of the other buildings include Norfolk red brick and Cambridge yellow brick. Roofs are mainly pitched and of orange/red pantiles and Welsh slate. There are some employment opportunities in the village and few services. The Parish of Hilgay has a population of 1,341<sup>(41)</sup>.

**7.46.2** The village is situated within the 'Settled Farmland with Plantations' landscape character type<sup>(42)</sup>. This is defined as having a mature landscape structure including mature trees and patches of intact hedgerows, views onto the fen landscapes and a moderate to strong sense of tranquillity.

#### Strategic Background

**7.46.3** Hilgay is designated as a Rural Village by the Core Strategy. The Council's preferred distribution of development between Rural Villages based on a population pro-rata approach (see Distribution of Development Section) would indicate 12 additional dwellings including (at current standards) 2 affordable dwellings, in Hilgay.

**7.46.4** Norfolk County Council has stated the local primary school has some spare capacity to accommodate growth in the village. Fordham Waste Water Treatment Works serves Hilgay. Anglian Water may seek upgrades to the foul sewerage network, depending on the specific site and level of housing. Otherwise developers would need to fund or part fund upgrades to the networks. Hilgay is located within a low flood risk zone and no concerns have been raised by the Environment Agency over any of the sites. However, Hilgay overlies a Groundwater Vulnerability Zone therefore for development to take place extra care will be required to prevent new development causing groundwater pollution.

**7.46.5** English Heritage has raised concerns over the potential impact of development on heritage assets towards the south and east of Hilgay. For development to take place on these sites further assessment and justification would be needed. Norfolk County Council Highways Authority has not objected to development on any sites providing safe and deliverable access and local improvements being made to the footway network.

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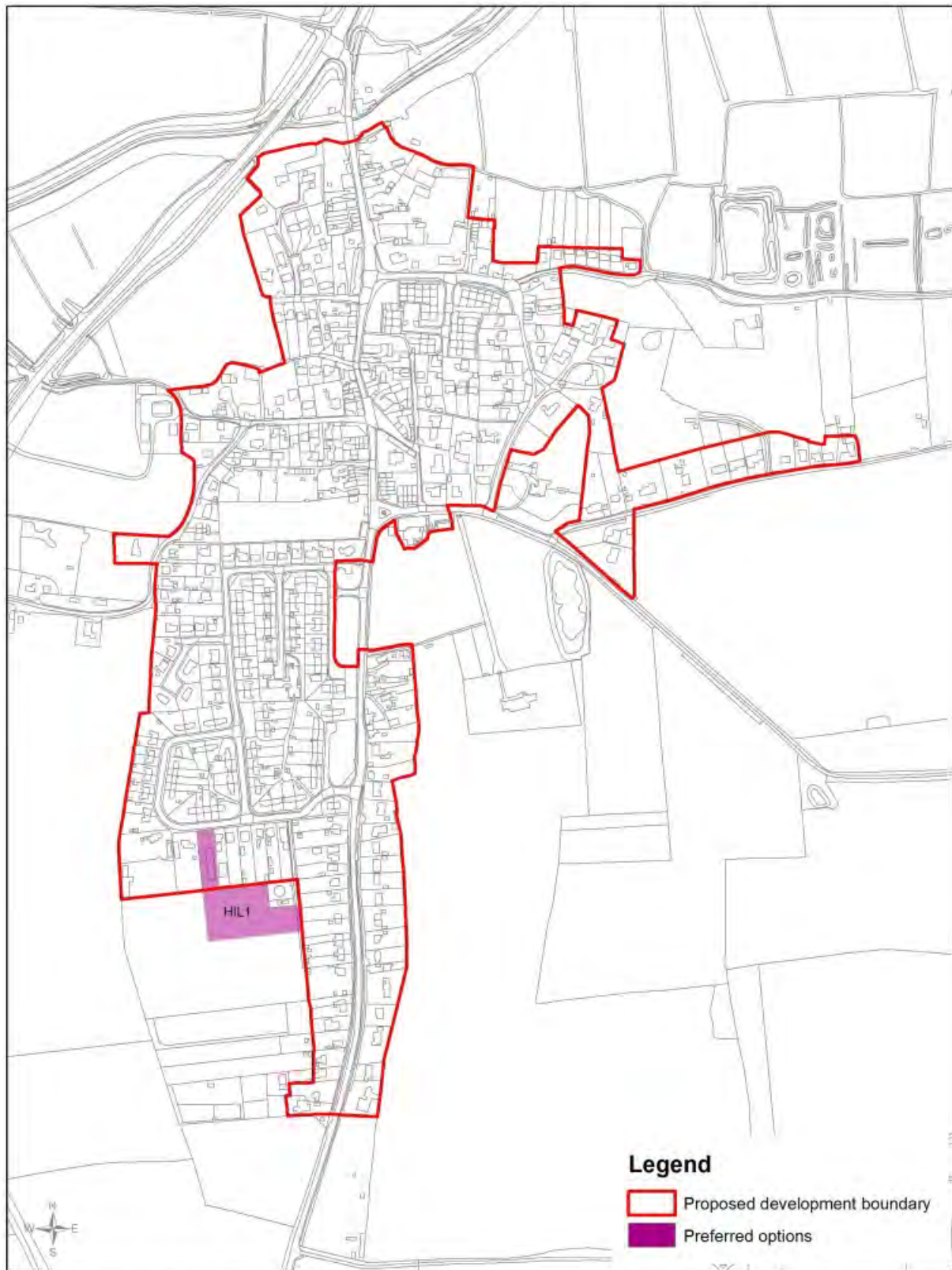
41 Census Data 2011

42 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

**7.46.6** Six sites were originally submitted as potential options for housing at the previous 'Issues and Options' stage. One new site was identified during the consultation period in Hilgay. The Council has undertaken an assessment of all seven sites to determine the preferred option for allocation.

## **Responses to Consultation**

**7.46.7** The Council received responses both in support and opposing development on specific sites during the consultation period. The majority of public support was for sites 801 and 561 on the grounds of to these sites' accessibility. There was opposition to development on sites 281, 614, 975 and 976 in relation to access constraints, the impact of development on the rural character and the potential increase in congestion. The Parish Council have commented on each of the sites and support site 801 as the preferred location for growth as it would be least intrusive in village. Additionally, the Parish Council supported small scale development on sites 975 and 976 in keeping with the surrounding area. Further information was received by landowners, agents and developers in support of the sites they were promoting.



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Hilgay

## Site Allocation

### Draft Policy HIL1 Land South of Foresters Avenue

Land amounting to 0.4 hectares, as identified on the Policies Map, is allocated for residential development of 12 dwellings. Development will be subject to compliance with the following:

1. Submission of details relating to the sewer that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water
2. Submission of details relating to the water mains that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water
3. Improvements to the footway network and safe access to the site from Foresters Avenue to the satisfaction of the local highways authority.
4. Development will be subject to the prior submission of a desk based archaeological assessment of the site and proposed developed
5. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.46.8** The allocated site (part of submitted site Ref. No. 801) is situated towards of the south west of the settlement, south of Forester's Avenue. The current proposed development boundary immediately abuts the sites northern and eastern boundary. The site is the Council's preferred option for housing, whilst not scoring highest in terms of sustainability in terms of proximity to services; the site is located close to a bus stop and within a short distance of the local school. The Council considers the site is capable of accommodating the 10 residential units required in the settlement at a density reflecting that of the surrounding area. Development on this site is supported by Hilgay Parish Council.

**7.46.9** The site is currently agricultural land (grade 3) and there is a water tower located towards the north east corner of the site. There are no important landscape features on the site (e.g hedgerows or trees) and development would be well screened in the context of the existing settlement. The local highways authority have no objection to this site been developed providing local improvements to the footway network are made. Access would be achieved from Foresters Avenue.

**7.46.10** The Historic Environment Service have identified the site as an area of archaeological interest and therefore the allocation policy requires a desk based archaeological assessment prior to development.

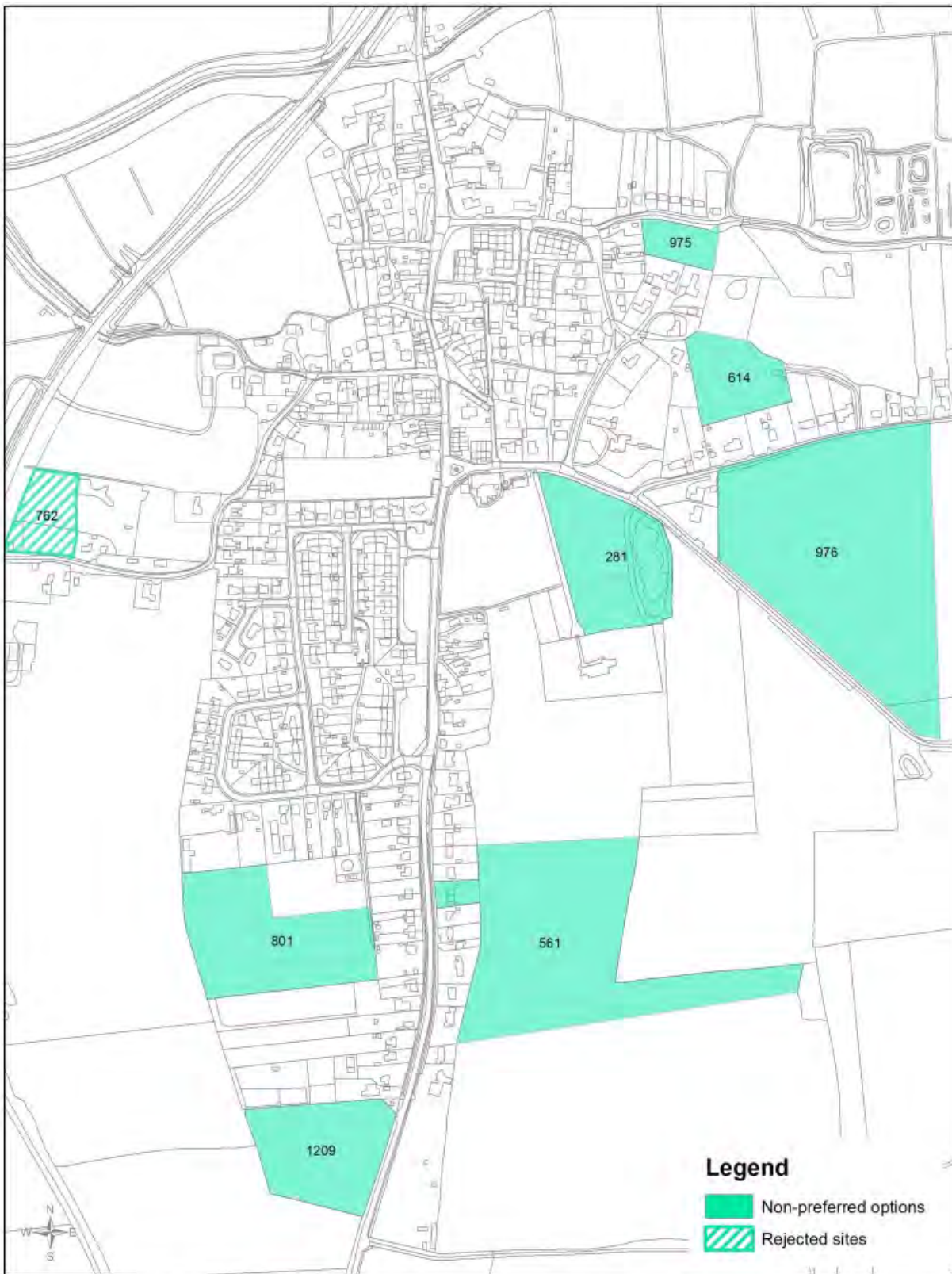
**7.46.11** The following constraints must be resolved prior to development in that a sewer crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water. A water main(s) cross the site and therefore for easement/ diversion may be required in consultation with Anglian Water. The site overlies on a Groundwater Vulnerability Zone and therefore risks from site contamination must be addressed prior to development to the satisfaction of Anglian Water.

**7.46.12** This site is considered favourably by the Council over the other sites put forward as it is considered to have the least impact on the characteristic and rural setting of the settlement.

## **Questions Rural Village- Hilgay**

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation HIL1?
3. Is there a more suitable site to accommodate around 12 dwellings in Hilgay than the Council's preferred site? Why is this site more suitable?





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Hilgay

<b>Preferred Options</b>	<b>Main comparative reason(s) for being selected</b>
HIL1 (Site 801)	Less sensitive location in the settlement than other sites Parish Councils preferred location for development
<b>Non- preferred Options</b>	<b>Main comparative reason(s) for not being selected</b>
Site 281	Development would potentially impact on the setting of the Grade II listed church
Site 561	Distance from services and facilities Development would potentially impact on the setting of the Grade II listed church
Site 614	Development would potentially impact on the setting of the Scheduled Moated Earth Works Greatest number of objections against the site
Site 975	Development would potentially impact on the setting on the Scheduled Moated Earth Works
Site 976	Development would have a negative impact on the rural setting and characteristic of the settlement Development would potentially impact on the setting of the Grade II listed church
Site 1209	Distance from services and facilities
<b>Rejected sites</b>	<b>Main comparative reason for eliminating as not being 'reasonable options'</b>
Site 762	Site is detached from the main built up area

## 7.47 Hillington (RV)

### Hillington

#### *Rural Village*

#### Description

**7.47.1** Hillington is essentially a linear village straddling the A148 King's Lynn to Cromer road. Aside from the road, the village is very rural in character and is centred around the historic entrance to Hillington Hall, on the edge of the Sandringham Estate. Development also stretches along the B1153 near to St. Mary's Church. Buildings are mainly two-storey with pitched roofs. Hillington

has many character buildings adjacent to the A148 which are constructed of local materials; generally shelled carstone and red brick, with plain tiles being the dominating roofing material. Hillington has a shop / petrol station, pub, and bus services. The level of services generally relate to the position of the settlement on the A148 as the parish has a population of 400<sup>(43)</sup> making it one of the smaller rural villages. It lies seven miles north east of King's Lynn.

**7.47.2** The village is situated in the "Wooded Slopes with Estate Land" landscape character type. This is defined in the Landscape Character Assessment<sup>(44)</sup> as an area dominated by the presence of coniferous and mixed plantation woodlands and mixed estate woods but with substantial areas of land given over to arable farming. It is a medium scale landscape with contrasting degrees of enclosure. The small villages bring an intimate quality to the landscape.

## Strategic background

**7.47.3** Hillington is designated as a Rural Village and is therefore capable of accommodating modest growth to support essential rural services. The council considers that the level of development in each rural village should be based on the population size as outlined in the distribution of development section. Based on this approach, Hillington would receive an allocation of four new houses. In order to trigger the threshold for delivering affordable housing, the council would prefer to allocate five houses including one affordable home.

**7.47.4** Land within the development boundary has generally been developed and therefore there is little scope for growth in Hillington without a new housing allocation. The surrounding landscape comprises a gently rolling landform and is dominated by intensive arable production and medium to large open arable fields bordered by hedges forming a strong geometric field pattern. The landscape is relatively undeveloped, although clearly in this context Hillington is a distinctive settlement. Any new development will encroach on the countryside but effective screening could minimise the adverse impact on views to and from the settlement.

**7.47.5** The settlement is not served by a public Waste Water Treatment Works and therefore connection to a private sewer will require further investigation. Most of the village is within a cordon sanitaire for a sewage treatment works. This indicates there may be an amenity issue relating to odour for new residents. Any application for development would need to provide an odour assessment. The area surrounding Hillington has also been identified as containing mineral deposits of carstone, used as a local building material. However, this would not prevent new development if only a small site for housing was proposed. All proposed sites are classed as agricultural grade 3 and therefore any development would result in a loss of productive agricultural land. However, this only a small amount of land would be required due to the nominal amount of housing sought.

**7.47.6** The Historic Environment Service has indicated that the undeveloped area to the south of the village is adjacent to a number of findspots of Early Medieval and Medieval occupation deposits as well as a burial ground. They have recommended an archaeological field evaluation

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43 Census data 2011

44 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

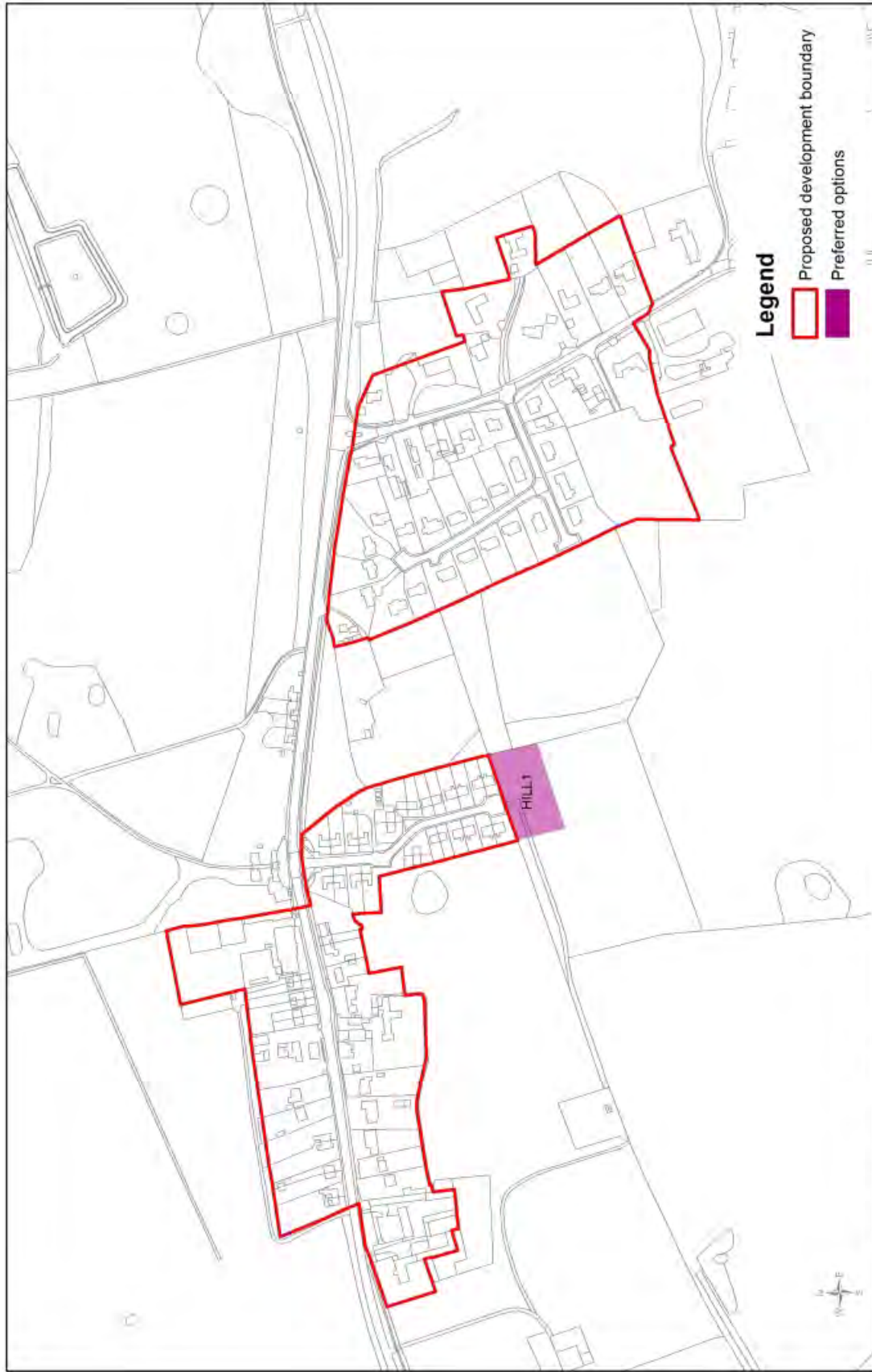
by trial trenching prior to development in this area. The Norfolk Geodiversity Partnership has indicated that there is a well-established (and possibly ancient) pond which is situated to the west of Pasture Close which would preferably be retained.

**7.47.7** Three sites were proposed as potential options for housing at the previous 'issues and options' stage. No new sites in Hillington were identified during the consultation period. The council has undertaken an assessment of all three sites to determine the preferred option for allocation.

## **Response to the consultation**

**7.47.8** No comments were received from members of the public or from Hillington Parish Council.

## Preferred Option



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Hillington

## Site Allocation

### Draft Policy HILL1 Land to the South of Pasture Close

**Land amounting to 0.3 hectare, as shown on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with development plan policies and all of the following:**

1. Provision of new hard and soft landscaping. The landscaping plan should show retention of trees wherever possible and clearly show those trees that are to be felled with a clear explanation as to why they cannot be retained;
2. Submission of an Odour Assessment that satisfies the Borough Council, in consultation with Anglian Water that development of the site would not cause disamenity to either existing or future residents;
3. Incorporation of a landscaping scheme to the south, east and west boundaries to minimise the impact of the development on the wider countryside;
4. Submission of an Archaeological Field Evaluation based on the potential for Early Medieval and Medieval occupation deposits which should be used to inform the planning application;
5. Consultation with the Environment Agency and the Council to establish sewage treatment in the absence of a public facility;
6. Provision of affordable housing in line with the current standards.

## Justification

**7.47.9** The site (part of submitted site 188/1071) was identified as the most sustainable option for growth in the Sustainability Appraisal. The site provides the best opportunity to create a small development which is easily accessible, close to facilities and is already well screened to the east from wider countryside views. The new development would form a well connected extension to the existing housing on Pasture Close.

**7.47.10** The site is close to the facilities that serve the settlement minimising the need for residents to use their cars to access key services. The site can be safely accessed from Pasture Close which joins directly onto the A148 minimising the need to develop additional road infrastructure. Some significant trees, that constitute part of Pasture Close's southern boundary, are able to be retained and would afford natural protection and screening from the new development to the existing single storey dwellings that occupy this end of Pasture Close.

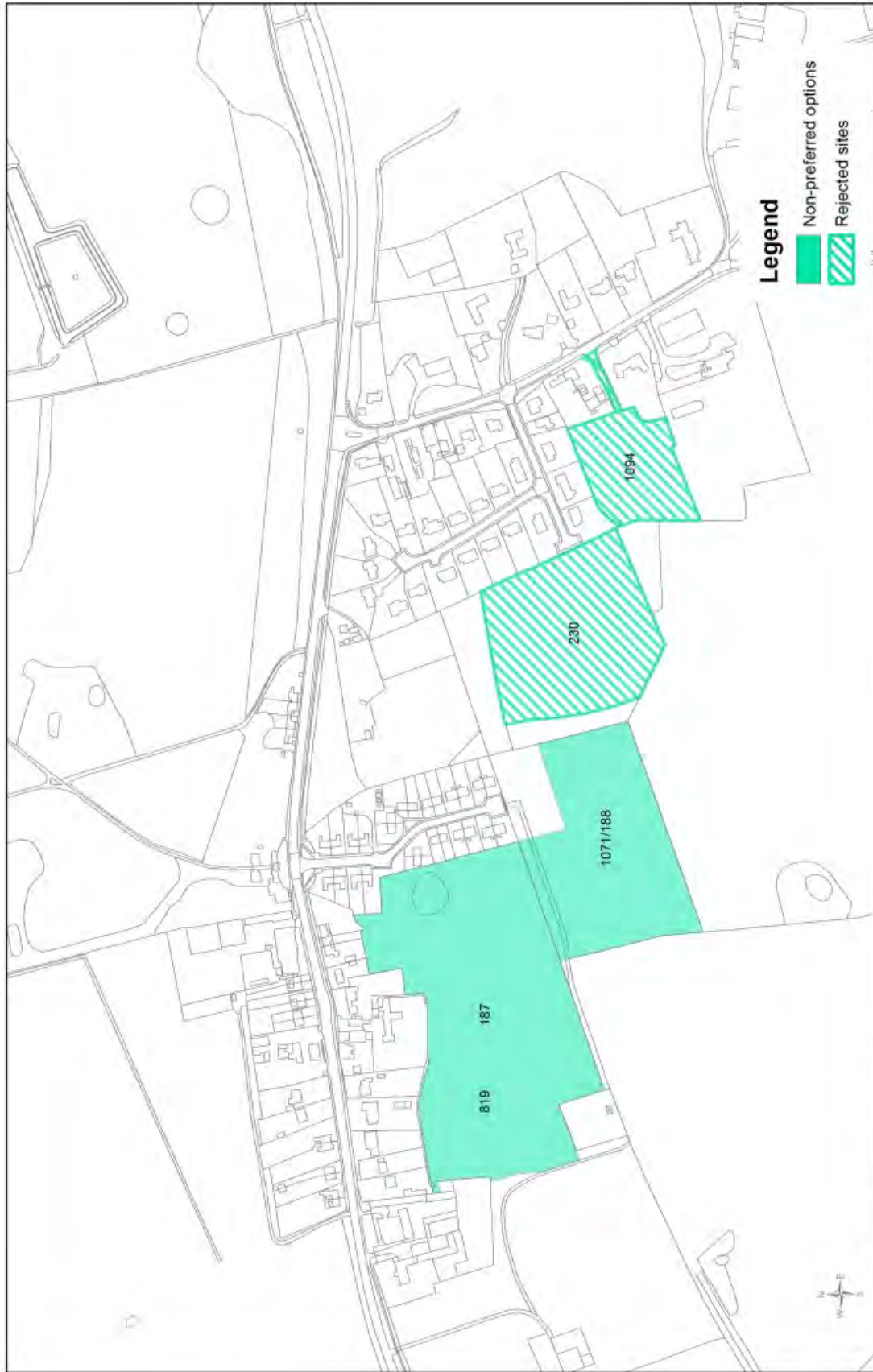
**7.47.11** The area currently comprises arable land with a belt of significant trees running along the east of the site. Other than boundary trees / hedgerows there are no other landscape features of importance within the site boundary. Long and medium views would be limited to glimpses with the only real views being from adjacent properties.

**7.47.12** There is no policy constraint to development other than the cordon sanitaire. The original site as submitted by the landowner, was larger in scale than required for 5 dwellings and therefore the boundary has been modified to reduce the size of the site.

## Questions Rural Village - Hillington

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation?
3. Is there a more suitable site to accommodate around 5 dwellings in Hillington than the Council's preferred site? Why is this site more suitable?

Detail of other sites considered



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Hillington



Preferred Option	Main comparative reason(s) for selection
<b>Hill1</b> (188/1071)	Proximity to village services Safe access can be achieved  Opportunity to integrate with existing development on Pasture Close.
Non-preferred Options	Main comparative reason(s) for not being selected
<b>Site 187, 819</b>	Poor highways access, Norfolk County Council Highways Authority would object to allocation of this site.  The location of the pond is likely to restrict development, or if the pond were removed this could have an adverse impact on biodiversity.  There are no material considerations that suggest allocation of this site over and above the preferred option
Rejected Sites	Main reason for eliminating as not being 'reasonable options'
<b>Site 230</b>	Planning permission has been granted for development of a hospice
<b>Site 1094</b>	The site lies within the development boundary and in accordance with the general principles set out in the Site Specifics Allocations and Policies Issues and Options Document such sites are capable of being developed without the need for allocation

## 7.48 Hockwold - See Feltwell

## 7.49 Holme next the Sea - (SVAH)

## 7.50 Ingoldisthorpe (RV)

### Ingoldisthorpe

#### Description

**7.50.1** Ingoldisthorpe Parish has a population of 849<sup>(45)</sup>. The central part of the village contains a convenience store and school. The village is served by good public transport links and is well connected to King's Lynn, Hunstanton and the nearby larger villages of Heacham and Dersingham via the Lynn Road (B1440). Ingoldisthorpe village currently consists of three distinct parts, the largest being centred around the junction of Hill Road with Lynn Road.

45 Census data 2011

**7.50.2** The western part of the village is characterised as ‘Wooded Slope with Estate Land’ whereas the eastern part of the village is characterised as ‘Rolling Open Farmland’ in the Landscape Character Assessment<sup>(46)</sup>. The eastern part of the village feels more enclosed with notable traditional buildings interspersed with mature trees and hedgerows.

## **Strategic Background**

**7.50.3** Ingoldisthorpe has a medium population in comparison to other settlements designated as Rural Villages by the Core Strategy, but has a limited range of facilities in the village itself. However, the village lies between the Key Rural Service Centres of Dersingham and Snettisham, meaning residents can access a greater range of services in these settlements, which are at a distance of around one mile. Based on the Councils preferred method of distributing new development (as outlined in the initial section), Ingoldisthorpe would receive an allocation of eight new houses.

**7.50.4** Ingoldisthorpe is served by Ingoldisthorpe Waste Water Treatment Works. Anglian Water have indicated that small scale development could be accommodated by the existing foul sewerage network. The Surface Water Network has been identified as being at capacity meaning a sustainable urban drainage system (SUDS) would be needed to manage surface water for new development. The settlement is in a Groundwater Vulnerability Zone and accordingly extra care will be required to prevent new development causing groundwater pollution.

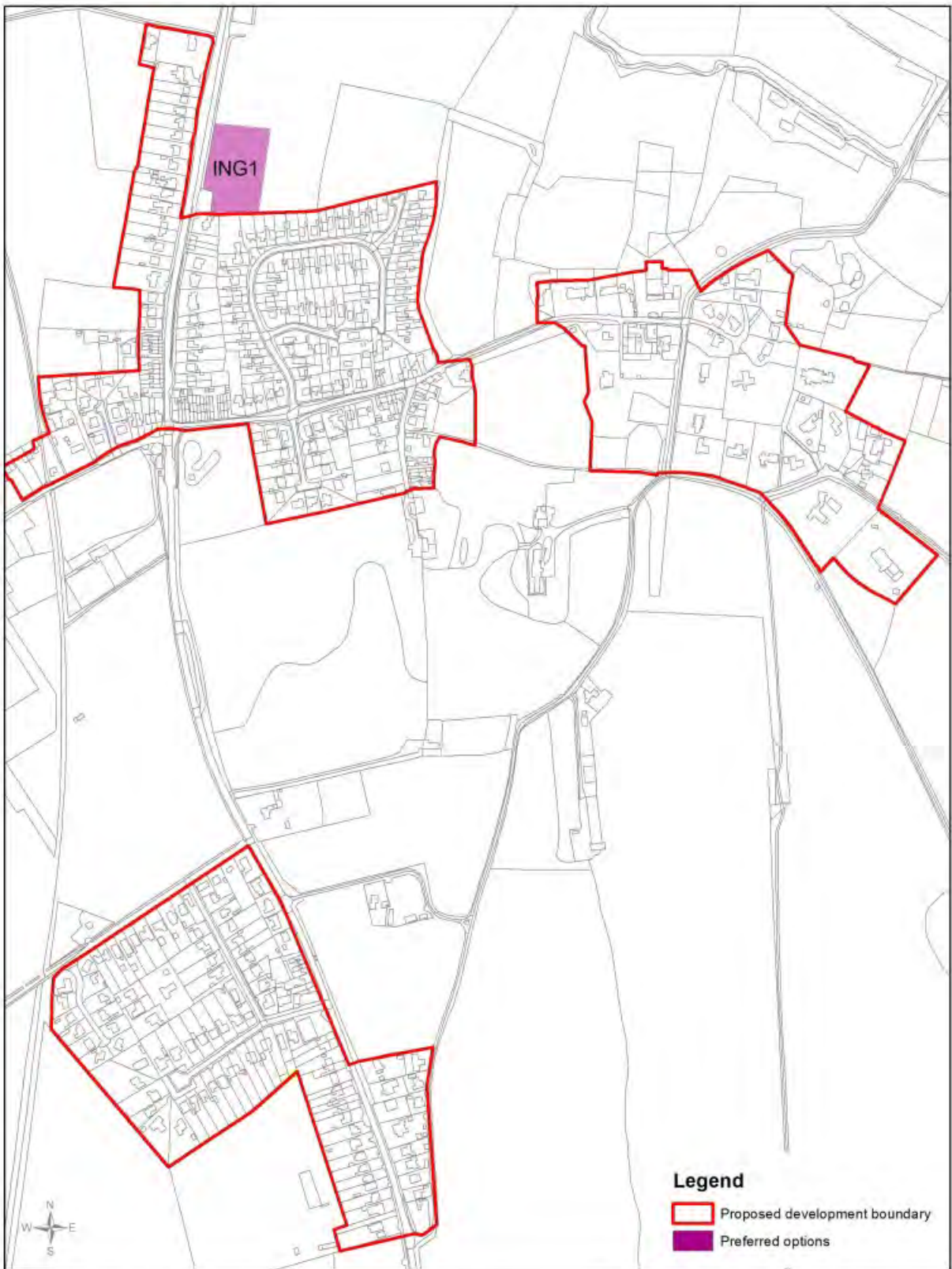
**7.50.5** Sand and gravel deposits have been identified in parts of the village but Norfolk County Council, as minerals planning authority, has indicated this would not prevent a small scale development below 1 hectare in size. However, Norfolk County Council encourage developers to explore opportunities to extract sand and gravel from development sites for use in the construction phases of development.

## **Response to consultation**

**7.50.6** No comments were received from Ingoldisthorpe Parish Council or members of the public. Several new sites were submitted with accompanying supporting information from agents and landowners.

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46 Borough Council of King’s Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates



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0 0.03 0.06 0.12 0.18 0.24 Miles

Ingoldisthorpe

## Site Allocation

### Draft Policy ING1 Land opposite 143-161 Lynn Road

**Land amounting to 0.6 hectare, as shown on the Policies Map, is allocated for residential development of 8 dwellings. Development will be subject to compliance with all of the following:**

1. Provision of a new footway which would join up with the village services and the existing footway on Lynn Road;
2. Submission of details showing how sustainable drainage measures will integrate with the design of the development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination';
4. Provision of affordable housing in line with current standards.

## Justification

**7.50.7** Whilst the Sustainability Appraisal has not indicated significant differences between the development options, the council considers that development on the preferred site (Ing1 site 862) would have less of a negative visual impact than the loss of the grazing paddock and pond on site 1178, and would not be subject to the access constraints of site 794.

**7.50.8** The site (which comprises part of submitted site Ref. No. 862) presents the opportunity to develop seven dwellings fronting onto the B1440 road, mirroring existing housing on the opposite (western) side of the road. The site lies to the north of the village and development would be directly opposite the village post office. The site is adjacent to the proposed settlement boundary on its south and west sides. Development in the vicinity of the site consists mainly of road frontage residential developments. There is undeveloped agricultural land on the remaining two sides to the north and east. The site itself is currently flat, undeveloped agricultural land (grade 3), bordered by trees and hedgerows on all sides. Whilst development would result in the loss of undeveloped land, this applies to all potential development options located outside the village boundary. The limited land required for the development of eight houses would enable the remainder of the field to continue to be used for arable farming.

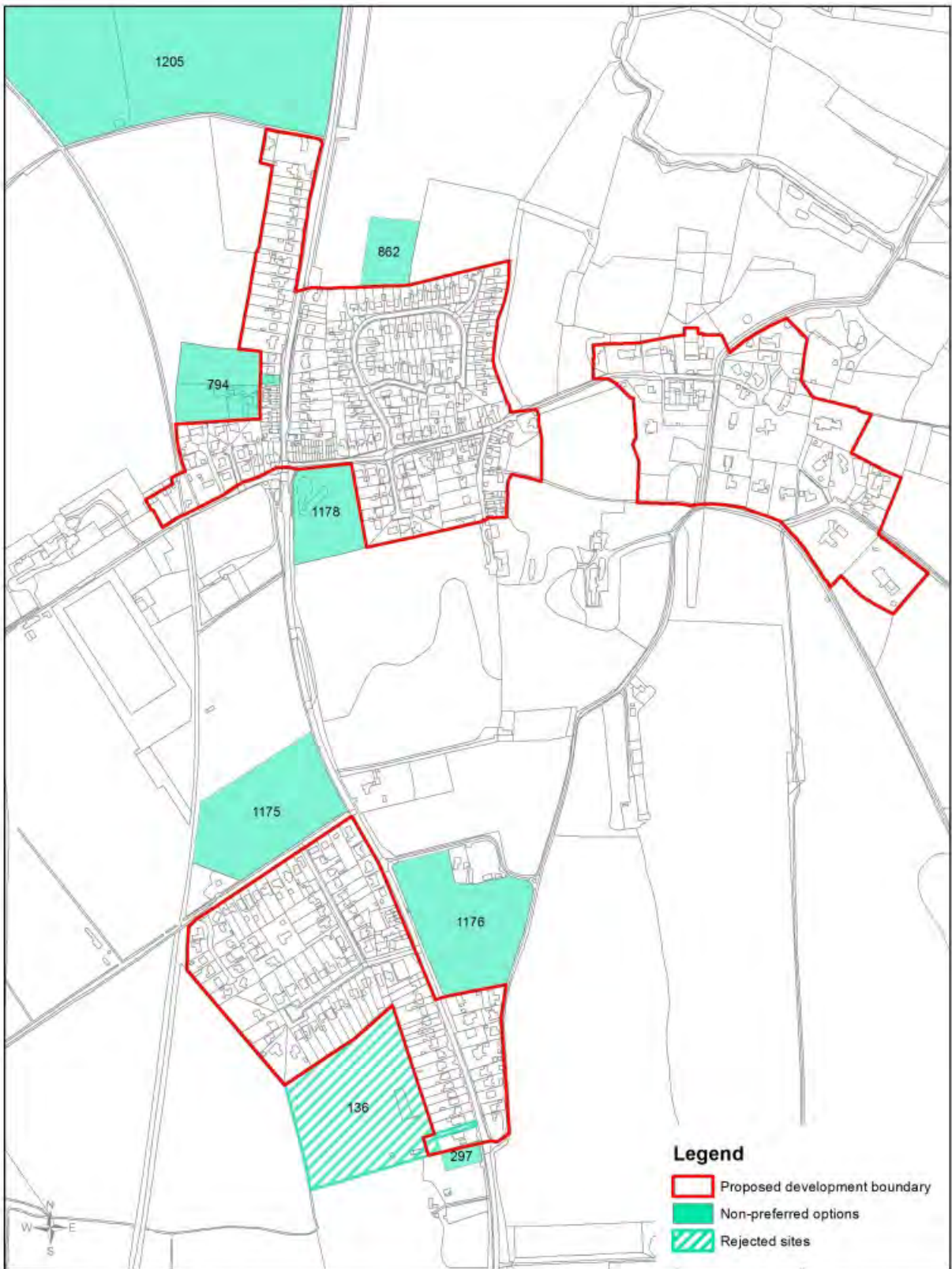
**7.50.9** Views of the site from the existing properties and the rest of the village are fairly near distance, as it is largely screened by the vegetation surrounding the site. Wider views exist when entering the village from the north, however the site is again hidden somewhat by trees and hedgerows.

**7.50.10** Norfolk County Council, as highway authority, have expressed concern about pedestrian access to the school from the proposed site. To address this issue, the Council would require a new footway from the proposed site to be joined up with the village services and the existing footway on Lynn Road.

**7.50.11** Whilst the Sustainability Appraisal has not indicated significant differences between the development options, the council considers that development on site (ref) would have less of a negative visual impact than the loss of the grazing paddock and pond on site 1178, and would not be subject to the access constraints of site 794.

## **Questions Rural Village - Ingoldisthorpe**

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation?
3. Is there a more suitable site to accommodate around 8 dwellings in Ingoldisthorpe than the Council's preferred site? Why is this site more suitable?



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Ingoldisthorpe

<b>Preferred Option</b>	<b>Main comparative reason(s) for selection</b>
<b>Ing1</b> (862)	<p>Site is less constrained than the alternative options</p> <p>Site is not subject to access constraints</p> <p>Development at this location would have less of a negative impact on the visual amenity of the settlement than the loss of the grazing paddock/pond that constitute site 1178.</p>
<b>Non-preferred Option</b>	<b>Main comparative reason(s) for not being selected</b>
<b>Site 794</b>	Poor highways access, would require demolition of a modern dwelling
<b>1178</b>	<p>Poor drainage which may constrain development</p> <p>Site is highly visible in the approach to Ingoldisthorpe from the south and contains grazing sheep, marsh grass and a pond. Development would likely have an adverse impact on visual amenity</p>
1175	Separate from main built up area of village and further from the village services and facilities than the preferred option
1176	Separate from main built up area of village and further from the village services and facilities than the preferred option
<b>Rejected Options</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
<b>136</b>	<p>Poor highways access. Norfolk County Council Highways Authority would object to development.</p> <p>Separate from main built up area of village</p>
<b>297</b>	<p>Poor highways access. Norfolk County Council Highways Authority would object to development</p> <p>Separate from main built up area of village</p>

## 7.51 Lakesend (SVAH)

## 7.52 Leziate (SVAH)

## 7.53 Little Massingham (SVAH)

## 7.54 Marham (KRSC)

### Marham

#### *Key Rural Service Centre*

#### Description

**7.54.1** Marham is situated to the southeast of King's Lynn, and is almost equidistant between King's Lynn, Downham Market (to the southwest) and Swaffham (to the east). The settlement of Marham is spread over a large area, comprising of both Marham village and RAF Marham. A proportion of the village services and facilities are located on the RAF base but available for all residents to use, these include a school, GP surgery, bus routes, retail and employment uses. The Parish of Marham has a population of 3,531.<sup>(47)</sup>

**7.54.2** RAF Marham is currently the largest operational front-line base of the RAF. It is home to a major part of the RAF Tornado GR4 Force. It is the largest single-site employer in the Borough by a considerable margin, representing the equivalent of around 1 in 12 of employed jobs in the Borough. With dependants the RAF Marham 'community' is over 8,000 people; some living on the base itself and others in local towns and settlements. This figure is expected to rise, if the major role of the base is maintained, towards 10,000. Overall, the base is estimated to contribute in excess of £130 million per annum into the local economy through salaries and payments to local businesses. In turn the base community is a significant user of local services.

**7.54.3** The village of Marham has a linear form of development along 'The Street'. The village is distinct from the RAF base and with landmarks including The Church of the Holy Trinity and the Cistercian Abbey Ruins. The village-scape consists of mainly modern development, and there are views across from landscape from the edges of the village. The older buildings consist of yellow and red brick walls, often painted and red clay pantiles and Welsh slate for the roofs.

**7.54.4** The Landscape Character Assessment<sup>(48)</sup> highlights that the area is bordered to the north by 'The Fens- Open Inland Marshes', whilst 'Settled Farmland with Plantations' flank the area to the south and west. Views across the settlement are generally open and dominated by wide, open skies and the RAF settlement conveys a strong sense of place. Landscape and settlement pattern is greatly influenced by the presence of RAF base, much of which has modern red-brick buildings, with the Marham Airfield and associated structures, in the northeast corner of the area.

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47 Census Data 2011

48 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates



## Strategic Background

**7.54.5** Marham is designated as Key Rural Service Centre by the Core Strategy, and has a good range of services and facilities, including those publicly available at RAF Marham, to serve the existing community. The Council's preferred distribution of development between Key Rural Service Centres on a population pro-rata approach (see Distribution of Development Chapter) would indicate 47 additional dwellings for Marham. However, there was only one site put forward considered suitable for development, and in light of the constraints on the settlement, the 25 dwellings this single site off School Lane could accommodate (at current standards 5 of these would be affordable) is considered appropriate. The Council is hoping that more sites will be suggested in response to this consultation, and provide the potential meet the total number of dwellings sought in the settlement.

**7.54.6** Norfolk County Council has indicated that the local schools in the area have some spare capacity to accommodate small scale development in Marham. Anglian Water has indicated that Marham Waste Water Treatment Works has no capacity for growth. To achieve capacity for a modest level of growth, Anglian Water has suggested working with the Borough Council to consider potential identified solutions. The Council will continue discussions with Anglian Water at this stage to try to resolve capacity issues. If issues cannot be resolved, this may affect the level of the new housing that can be achieved in Marham.

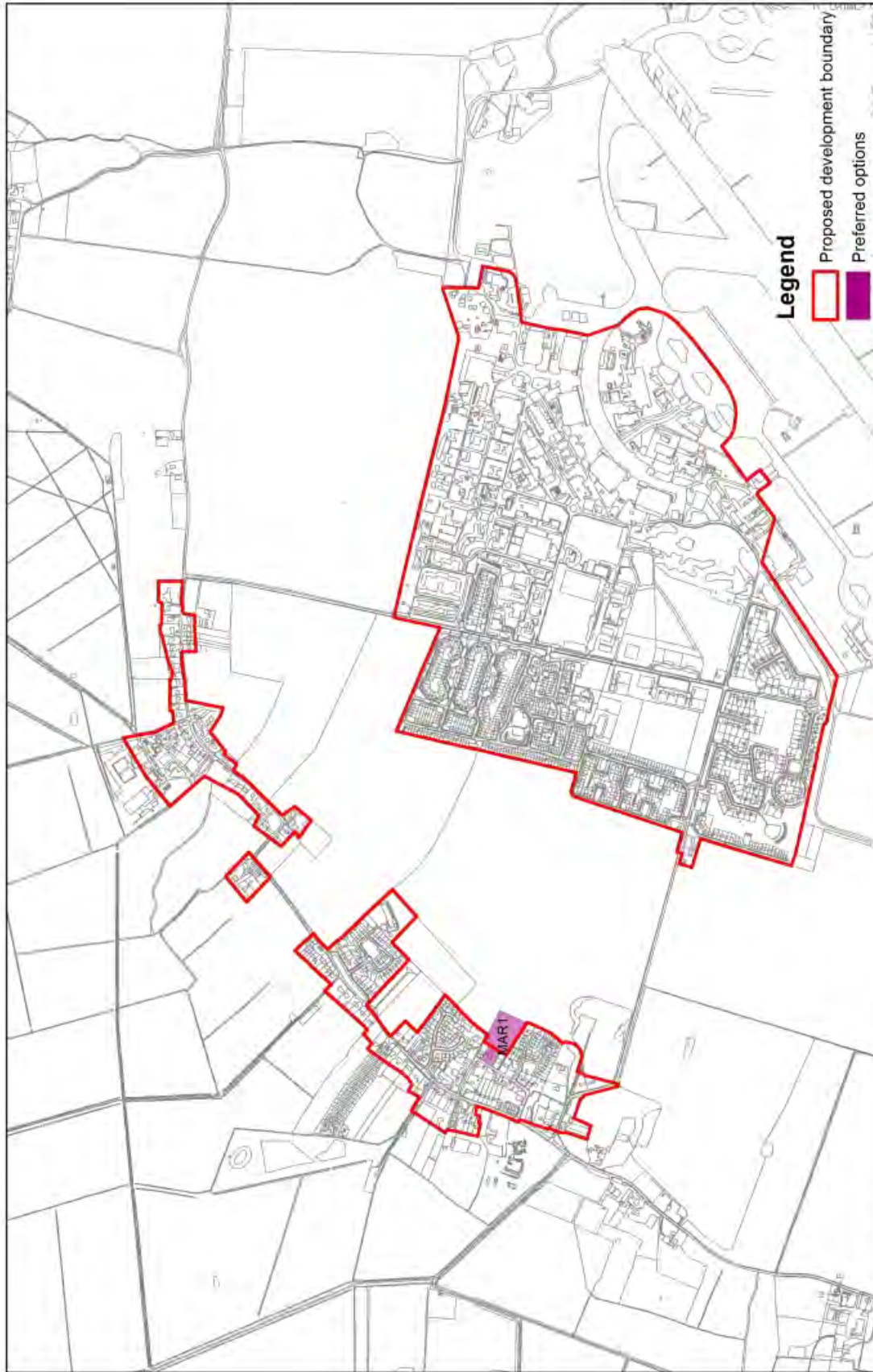
**7.54.7** The settlement of Marham is located within an airfield safeguarding zone and due to the proximity to the RAF base there are noise constraints within the village on housing which will have to be considered before development takes place.

**7.54.8** The settlement of Marham is located predominantly within Flood Zone 1 and therefore the Environment Agency has expressed no concern over flood risk. However, the area to the west of Marham, outside of the proposed development boundary, is located within a high risk flood zone. The settlement overlies a Groundwater Vulnerability Zone therefore for development to take place extra care will be required to prevent new development causing groundwater pollution. One site was identified as an option for housing in Marham and this site has been assessed in the Sustainability Appraisal.

## Response to Consultation

**7.54.9** The Borough Council received comments from the Parish Council who object to Site 142 being allocated. The Parish Council are concerned that development will result in increased volumes of traffic on Church View and School Lane, both of which currently experience high volumes of traffic and they feel that development will only exacerbate the problem. The other issue raised to the Council was the need for social housing in Marham.

Preferred Option



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## Site Allocation

### Draft Policy MAR1 Land off School Lane

Land of around 1 hectare off School Lane, as shown on the Policies Map, is allocated for residential development of 25 dwellings. Development will be subject to compliance with all of the following:

1. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination'
2. Subject to safe access being achieved to the satisfaction of the local highways agency
3. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.54.10** The allocated site (the whole of submitted site ref. No. 142) is situated to the east of the Marham village. The site is in close proximity to a number of the village services and will form an extension off School Lane. The currently proposed development boundary immediately abuts the site's southern and western boundaries and part of the northern boundary.

**7.54.11** The Council considers the site appropriately located close to the centre of the settlement, and capable of providing 25 dwellings at a density appropriate to its location, including (under current standards) 5 affordable dwellings. The site is currently being used as a paddock. The Highways Authority have no objection to this providing safe access can be achieved via School Lane or Church View.

**7.54.12** The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from the north. However, in these views the site is seen in the context of the existing settlement.

**7.54.13** The following site constraint must be resolved prior to development, the site overlies a Groundwater Vulnerability Zone and therefore the developer must address any risks from site contamination.

### Questions Key Rural Service Centre- Marham

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation MAR1?
3. Is there a more suitable site to accommodate around 47 dwellings in Marham than the Council's preferred site? Why is this site more suitable?

Details of other sites considered



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Marham

Preferred Options	Main comparative reason(s) for selection
MAR1 (Site 142)	Proximity to village services Development would be well screened
Non- preferred Options	Main comparative reason(s) for not being selected
No sites	
Rejected sites	Main reason for eliminating as not being 'reasonable options'
1044	Site is detached from the rest of the settlement Unsuitable on highways grounds

## 7.55 Marshland St. James / St. John's Fen End / Tilney Fen End (RV)

### Marshland St James/ St John's Fen End/ Tilney Fen End

#### *Rural Village*

#### Site Description

**7.55.1** Marshland St James is a linear settlement, 11 miles southwest of King's Lynn extending along Smeeth Road, the central part being that between its junction with Walton Road and the Post Office. Although set in flat, open countryside the presence of mature trees and hedgerows gives a pleasant enclosed character to certain parts of the settlement such as the areas around the primary school and cemetery. The older buildings vary in both built form, some being single and others two-storeys high, and in materials of construction which include timber and rendered finishes as well as the more common red brick. Most of the roofs of these older houses have slate coverings. Newer buildings are mainly bungalows, usually red, buff or brown brick with interlocking like roofs. The village has a modest range of services including a school, shop, Post Office and pub but no public transport service. The population of Marshland St James is 1,336<sup>(49)</sup>. The other villages form part of other parishes.

**7.55.2** St John's Fen End is situated around the bridge over the Smeeth Lode Drain, but the major part of the village stretches north along the western side of School Road. The village is linear in nature. Mature trees help to define the edge of the village along Low Road and behind School Farm. Most of the buildings are pre 1900 and are of two storey construction with red brick or in a few cases rendered or whitewashed brick walls, with mainly slate or pantile roofs.

**7.55.3** In considering landscape character Marshland St James falls within "The Fens- Settled Inland Marshes" character type<sup>(50)</sup>. This is defined as a large scale, low lying landscape offering distant, panoramic views that evoke a sense of openness. This open character is less evident where settlements, shelterbelts and orchards occur. It has a simplistic terrain characterised by a

49 Census Data 2011

50 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

distinctly flat landform providing wide horizons. Earthworks in the form of rivers and creek embankments bring topographic change and strong, straight lines of contrast. It is an intensively farmed arable landscape comprising predominantly geometric fields divided by straight drainage channels and dykes and underlain predominantly by silts.

**7.55.4** Field size is variable in places with small units defining settlement edges. Fruit orchards are a relatively common (yet declining) feature with rectangular plots ordered into rows. These rows often channel views and where orchards occur alongside roads, views across the landscape are more restricted. Conifer planting is also a relatively common feature. Buildings and storage associated with horticulture and food production industries, as well as power stations, pumping stations and sluices, provide visible human built elements. The area is well served by a network of rural roads that follow an irregular path.

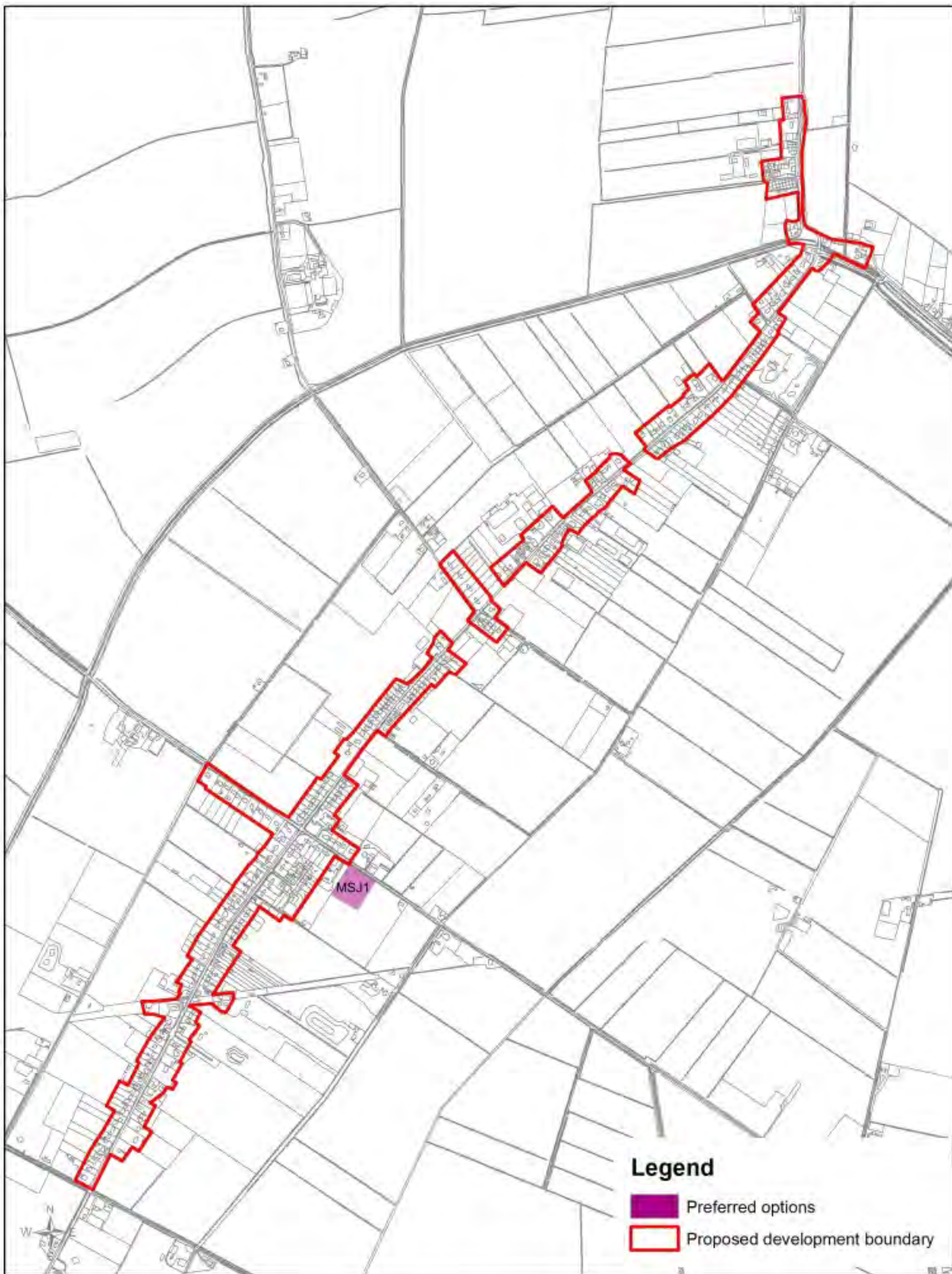
## **Strategic Background**

**7.55.5** Marshland St James, St John's Fen End & Tilney Fen End is designated as a Rural Village by the Core Strategy and is considered to have a moderate range of services and facilities to serve the existing community. The approach to the distribution of development (see earlier section of this document) suggests 12 additional dwellings are sought here. However, the Council considers the provisionally chosen site could accommodate a little more, and that 15 dwellings including, at current standards, 3 affordable dwellings, would be an appropriate number.

**7.55.6** At the previous 'Issues and Options stage' the Borough Council took the approach that settlements wholly within a medium to high risk of flooding (flood zone 2 and 3) should not be allocated for housing. However, the consultation on the Issues and Options Document showed that the public considered this approach too restrictive. It is therefore acknowledged that some additional housing is needed to support facilities in both Rural Villages and Key Rural Service Centres. It was also agreed that the required need should not be left to chance (e.g windfall) and some strategic allocation is required. Therefore the submitted sites have been reassessed based on information from the Environment Agency regarding overcoming flood risk constraint. This settlement has been identified as being located within a high risk flood zone.

## **Response to consultation**

**7.55.7** The Council received additional supporting information from landowners and agents promoting the sites they represent. The Parish Council were unable to formulate a response during the consultation period.



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0 0.05 0.1 0.2 0.3 0.4 Miles

Marshland St. James, St. John's Fen End & Tilney Fen End

## Site Allocation

### Draft Policy MSJ1 Land adjacent Marshland St James Primary School

Land adjacent Marshland St James Primary School amounting to 0.8 hectares, as identified on the Policies Map, is allocated for residential development of 15 dwellings. Development will be subject to compliance with all of the following:

1. Achievement of suitable access to the site and local improvements being made to the footway network to the satisfaction of the Highways Authority
2. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures).
3. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.55.8** The allocated site (part of submitted site Ref. No. 112) is situated towards the south of the settlement, immediately to the south east of the local primary school. The current proposed development boundary immediately abuts the sites north west boundary. The Council considers the site is suitable to accommodate 15 residential units at a density consistent with that of the surrounding area. The Highways Authority have no objection to this site been allocated providing safe access can be achieved and improvement to pavements to link the site to the services.

**7.55.9** The site scored highly in terms of sustainability as it is ideally located next to the primary school. The site high quality agricultural land (grade 2), bound by hedgerows however the Council considers due to the density of the development and the proximity to services it is appropriate to develop on this agricultural land.

**7.55.10** The majority of the views in to the site are limited to near distance from adjacent roads, properties and school. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the north-west boundary; the remainder of the site abuts open countryside. In the limited views that are available the site is seen in the context of the existing settlement.

**7.55.11** This site was considered more favourably over the other sites submitted in the settlement as it is considered to have a less negative impact upon the landscape than other sites and it is within close proximity to services and facilities in comparison to alternative options.



## **Question Rural Village- Marshland St. James, St. John's Fen End & Tilney Fen End**

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation MSJ1?
3. Is there a more suitable site to accommodate around 15 dwellings in Marshland St. James, St. John's Fen End & Tilney Fen End than the Council's preferred site? Why is this site more suitable?



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0 0.05 0.1 0.2 0.3 0.4 Miles

Marshland St. James, St. John's Fen End & Tilney Fen End

# Preferred Options for a Detailed Policies and Sites Plan

<b>Preferred Options</b>	<b>Main comparative reason(s) for being selected</b>
MSJ1 (Part of Site 112)	Proximity to the school Relates well to the existing development patterns
<b>Non- preferred Options</b>	<b>Main comparative reason(s) for not being selected</b>
Site 83	The form of development would be out of character with the rest of the settlement
Site 112	Site too large for planned village growth (part only of the site is preferred option MSJ1)
Site 301	Development would have a greater impact on the landscape and character of the settlement
Site 322	Development would have a greater impact on the landscape and character of the settlement Relative proximity to a range of village services
Site 383	The form of development would be out of character with the rest of the settlement
Site 400	Development would have a greater impact on the landscape and character of the settlement Relative proximity to a range of village services
Site 419	Development would have a greater impact on the landscape and character of the settlement Relative proximity to a range of village services
Site 694	Relative proximity to a range of village services
Site 740	Development would have a greater impact on the landscape and character of the settlement Relative proximity to a range of village services
Site 755	Development would have a greater impact on the landscape and character of the settlement Relative proximity to a range of village services
Site 792 & 88	Development would have a greater impact on the landscape and character of the settlement Relative proximity to a range of village services
Site 1129	Development would have a greater impact on the landscape and character of the settlement Relative proximity to a range of village services

Rejected Sites	Main reason for eliminating as not being 'reasonable option'
Site 307	Site is detached from the main built up area
Site 334	Site is detached from the main built up area
Site 693	Site is detached from the main built up area
Site 752	Site is detached from the main built up area
Site 774	Site is detached from the main built up area

## 7.56 Methwold Hythe (SVAH)

## 7.57 Methwold & Northwold (KRSC)

### Methwold and Northwold

#### *Key Rural Service Centre*

#### Description

**7.57.1** Methwold and Northwold are situated to the south of the Borough. The villages are approximately 9 and 10 miles respectively south west of Downham Market. Methwold is a large village and has open views towards the Fens in the west, whilst bordering the Breckland in the south east. The village has contrasting character; an imposing village centre with an almost urban character which is dominated by St. George's Church; the more peaceful, rural, setting of the outskirts of the village, in which farm buildings dominate; and an area of pronounced "industrial" character in the east of the village. The quality of the streetscape, in terms of the design of village spaces and the buildings which define them. is outstanding and often enhanced by interesting detailing such as stone walling and well matured, landscape settings.

**7.57.2** Northwold has a peaceful rural setting with many quality architectural features. The village has buildings of contrasting styles with walls of flint, clunch or bricks, with roofs mainly of orange clay pantiles or in a few cases slate. The village is essentially linear village along an east-west axis.

**7.57.3** The Parish of Methwold has a population of 1,502, and the Parish of Northwold 1,085<sup>(51)</sup>. Collectively, these villages are in proximity to a range of village services which include a GP surgery, school, bus route, Post Office, pub, filling station and other employment and retail uses. Both settlements have designated listed buildings which are spread through the Conversation Areas centred in Methwold and Northwold.

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51 Census Data 2011

**7.57.4** The Landscape Character Assessment<sup>(52)</sup> highlights that the settlements are striking in built character and strong in historic integrity which creates a moderate to strong sense of tranquillity throughout the area. The villages fall within the 'Settled Farmland with Plantations' landscape character type and the area surrounding the village has a mature landscape structure including belts and copses of plantation woodland, mature trees and patches of intact hedgerows.

## Strategic Background

**7.57.5** Methwold and Northwold were grouped together by the Core Strategy to collectively form a Key Rural Service Centre and are considered to have a good range of services and facilities which serve the existing community. The Council's preferred distribution of development between Key Rural Service Centres on a population pro-rata approach (see Distribution of Development Chapter) would indicate 35 additional dwellings between Methwold and Northwold. However, the Council has split development between 3 sites and considers 40 dwellings overall, 32 market dwellings and 8 affordable dwellings, to be a more appropriate number to optimise the development potential of the sites and support the settlements facilities.

**7.57.6** Norfolk County Council have indicated there is some spare capacity in local schools to admit new pupils and the schools are situated on large sites which can expand depending on the required level of growth. Methwold Water Treatment Works is a very small works which serves both Methwold and Northwold. Anglian Water has indicated that Methwold Waste Water Treatment Works has no capacity for growth. To achieve capacity for a modest level of growth, Anglian Water has suggested working with the Borough Council to consider potential identified solutions. The Council will continue discussions with Anglian Water at the stage to try to resolve capacity issues. If issues cannot be resolved, this may affect the level of new housing that can be achieved in Methwold and Northwold. Development at the north western edge of the village is within a cordon sanitaire for a sewage treatment works. This indicates there may be an amenity issue relating to odour for new residents if developing this part of the village.

**7.57.7** The Environment Agency would object to development towards to the west of Methwold which is at high risk of flooding; however the rest of the sites are unconstrained by flood risk. The villages overlie a Groundwater Vulnerability Zone; therefore, further consultation with the Environment Agency would be required at the application stage.

**7.57.8** Sand and gravel deposits have been identified in parts of the village but Norfolk County Council, as mineral planning authority, has indicated this would not prevent a small scale development below 1 hectare in size. However, Norfolk County Council encourages developers to explore opportunities to extract sand and gravel from development sites for use in the construction phases of development.

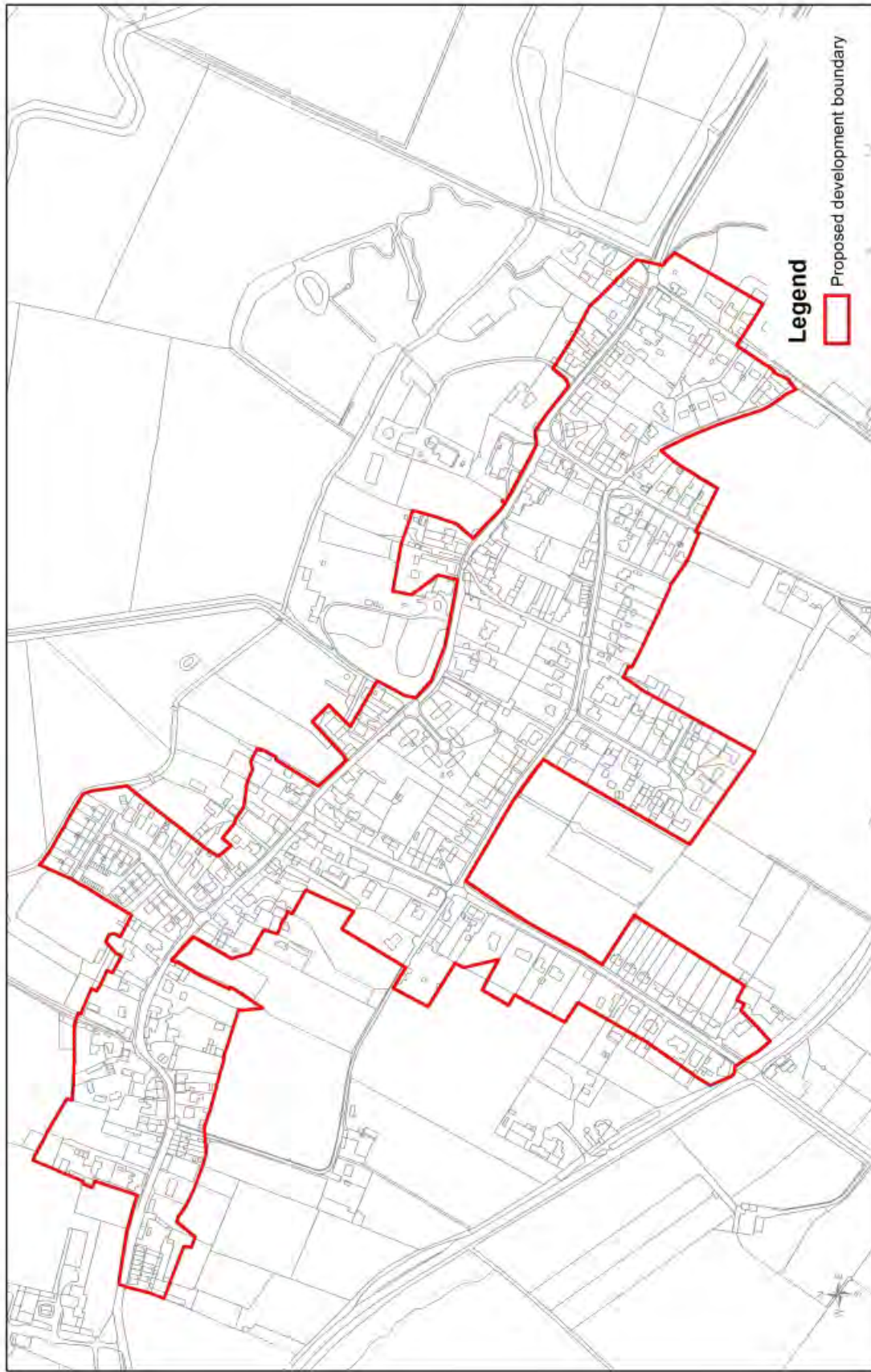
## Response to consultation

**7.57.9** No comments were received from the Parish Council or members of the public. Additional information was received from agents in support of the sites they were promoting.

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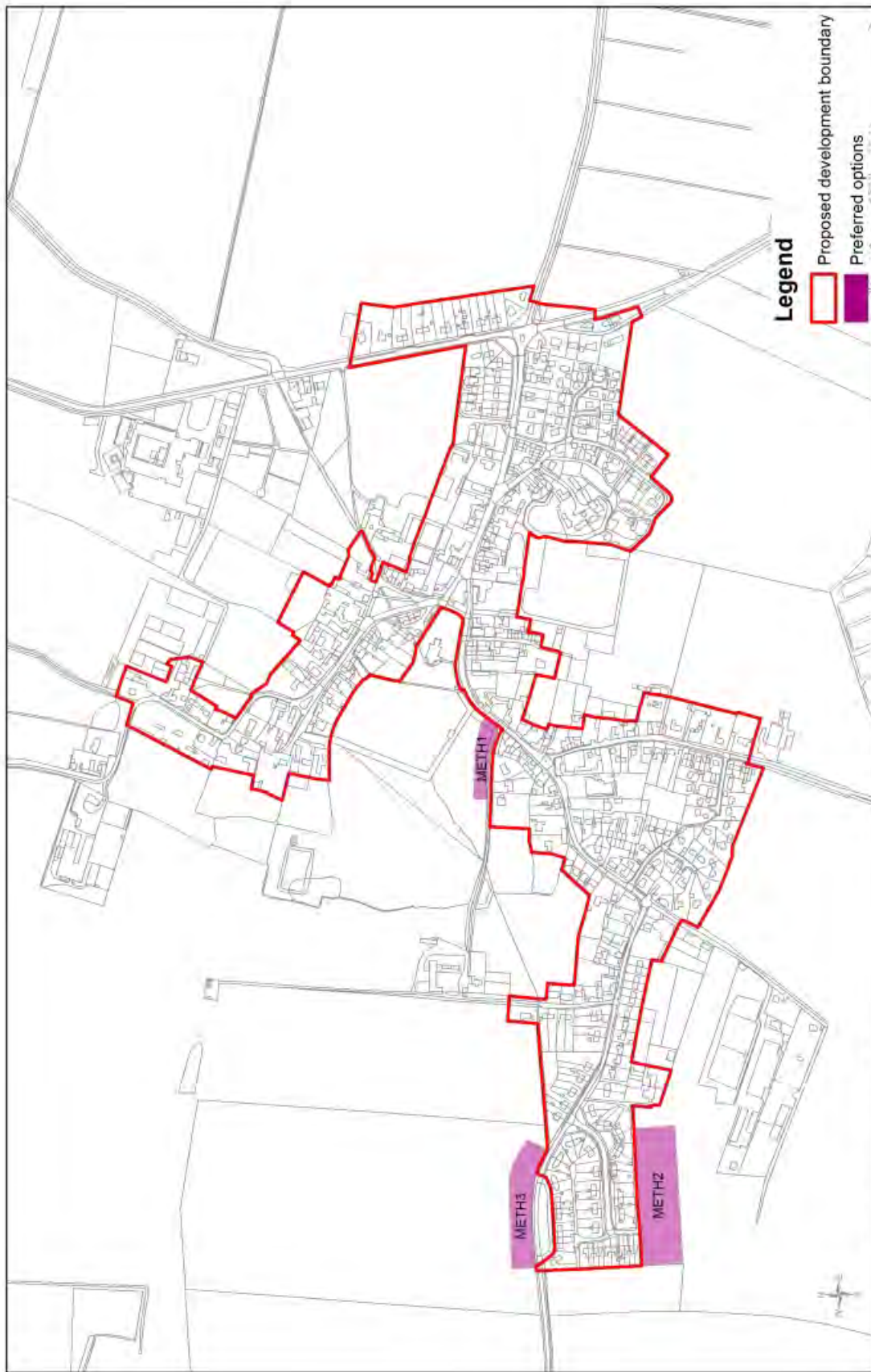
52 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

Preferred Options



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Northwold



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Methwold

## Site Allocation

### Draft Policy METH1 Land at Crown Street

Land at Crown Street amounting to 0.25 hectares, as identified on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following:

1. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination'
2. Submission of an odour assessment, to the satisfaction of Anglian Water, in relation to any impacts on residential occupation of the site from the nearby sewage treatment works.
3. Submission of a Heritage Asset Statement that establishes that development will enhance and preserve the setting of the Conservation Area and of the nearby Listed Building
4. Development will be subject to the submission of a desk based archaeological assessment prior to development
5. The layout of development should aim to preserve the area to the east of the site that is subject to a Tree Preservation Order
6. Subject to suitable integration with the Public Right of Way to the east and south of the site
7. Subject to safe access and visibility being achieved to the satisfaction of the local highways authority
8. Provision of affordable housing in line with the current standards.

### Site Description and Justification

**7.57.10** The allocated site (part of submitted site Ref. No 316) is located in the heart of the village, southeast of the village recreation ground and church and in close proximity to the majority of the village services to address the daily needs of the residents. The Council considers the site is capable of achieving 5 of the required 40 dwellings in the settlement at a density consistent with that of the surrounding area.

**7.57.11** The site scores highly in terms of sustainability, being ideally located close to the school and near the Post Office. The site is located next to a public right of way and falls within the settlement conservation area; however the Council considers that a modest development, designed sensitively whilst maintaining parts of the existing views of the countryside, would not have a significant adverse impact on the historic character of the surrounding area. The site is bounded to the south and east by hedgerows and trees and the rest of the area is classed as agricultural. Where possible, these important landscape features should be retained and incorporated into the design of the development.



**7.57.12** The majority of views in to the site are available from Crown Street and adjacent properties. There are extensive views from Crown Street through the site to the open countryside. The site area selected enabled this view to be maintained. There are opportunities for long distance views looking back at the site from the footpath network in the countryside but the site is seen in the context of the existing settlement.

**7.57.13** There appears to be only one suitable access point to the site and that is from the existing access point to the neighbouring property on the southern boundary of Herbert Drive. The site is Norfolk County Council Highways preferred location for growth providing safe access can be achieved.

**7.57.14** The Historic Environment Service have indicated that the site is a find spot for late saxon, medieval and post medieval finds, they recommend any development on this site takes into account the findings of the archaeological field evaluation.

**7.57.15** The following site constraints must be resolved prior to development, the site overlies a Groundwater Vulnerability Zone and therefore risks from site contamination must be addressed prior to development to the satisfaction of Anglian Water. An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour for new residents are overcome.

## Draft Policy METH2 Land at Herbert Drive

Land amounting to 1.1 hectares, as identified on the Policies Map, is allocated for residential development of 25 dwellings. Development will be subject to the following:

1. Submission of an Environmental Statement that satisfies Norfolk County Council that:
  - i) the applicant has carried out investigations to identify whether the resource (sand and gravel) is viable for mineral extraction;  
*and if the mineral resource is viable, that:*
  - ii) the applicant has considered whether it could be extracted economically prior to development taking place;  
*and if the mineral resource can be extracted economically, whether (or not):*
  - iii) there are opportunities to use the onsite resource during the construction phases of the development;
2. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination'
3. Subject to safe access being achieved onto Herbert Drive to the satisfaction of the local highways agency
4. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.57.16** This site (part of submitted site Ref. No 588) is situated on the south western edge of the village. The site is one of the Council's preferred options for housing as it is located relatively close to the school and the site is of a distance from the Conservation Area to suggest that development would not impact to a significant degree on this Heritage Asset.

**7.57.17** The Council considers the site is capable of achieving 25 of the 40 residential units required in the settlement. The development would form an extension off Herbert Drive and would reflect the preferred density which is considered appropriate given the proximity of the site to the centre of settlement and reflects the density of the surrounding area. The site is currently Greenfield agricultural land (Grade 2) however the Council considers due to the size and location of the development it is appropriate to develop on this high quality land. Access would be achieved from Herbert Drive as supported by the Highways Authority.

**7.57.18** There are limited views in to the site with only glimpses available from Herbert Drive and Buntings Lane, which is a private road. The adjacent properties will be affected by development but suitable boundary treatment and integration would reduce this. Any long distance views from the countryside are seen in the context of the existing settlement.

**7.57.19** There is one constraint which must be resolved prior to development in that a Groundwater Vulnerability Zone overlies the site and therefore risks from site contamination must be addressed prior to development to the satisfaction of Anglian Water.

## Draft Policy METH3 Land at Hythe Road

Land at Hythe Road amounting to 0.5 hectare, as identified on the Policies Map, is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:

1. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination.'
2. Subject to safe access being achieved from Hythe Road to the satisfaction of the local highways authority
3. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.57.20** This site (part of submitted site Ref. No 972) is situated on the west approach to the settlement along Hythe Road. The current proposed development boundary immediately abuts the site's southern boundary. The Council considers that the site is capable of achieving 10 of the 40 residential units required in the settlement. The development would reflect the preferred density which is considered appropriate given the proximity of the site to the centre of settlement and reflects the density of the surrounding area.

**7.57.21** The site is one of the Council's preferred options for housing being located relatively close to the school, and close to a bus making the site accessible. The site is of a distance from the Conservation Area to suggest that development would not impact to a significant degree on this Heritage Asset. The land is currently in agricultural use (Grade 2), however there are no important landscape features on the site and the Council considers due to the size of the site it is appropriate to develop on this high quality agricultural land. Development will form a natural extension to the south west of Methwold if bought forward with METH2. Access would be achieved from Hythe Road.

**7.57.22** The majority of the views in to the site are limited to near distance from Hythe Road and adjacent properties. There are opportunities for long distance views from the north but they are seen in the context of the existing settlement.

**7.57.23** There is one constraint which must be resolved prior to development in that a Groundwater Vulnerability Zone overlies the site and therefore risks from site contamination must be addressed prior to development to the satisfaction of Anglian Water.

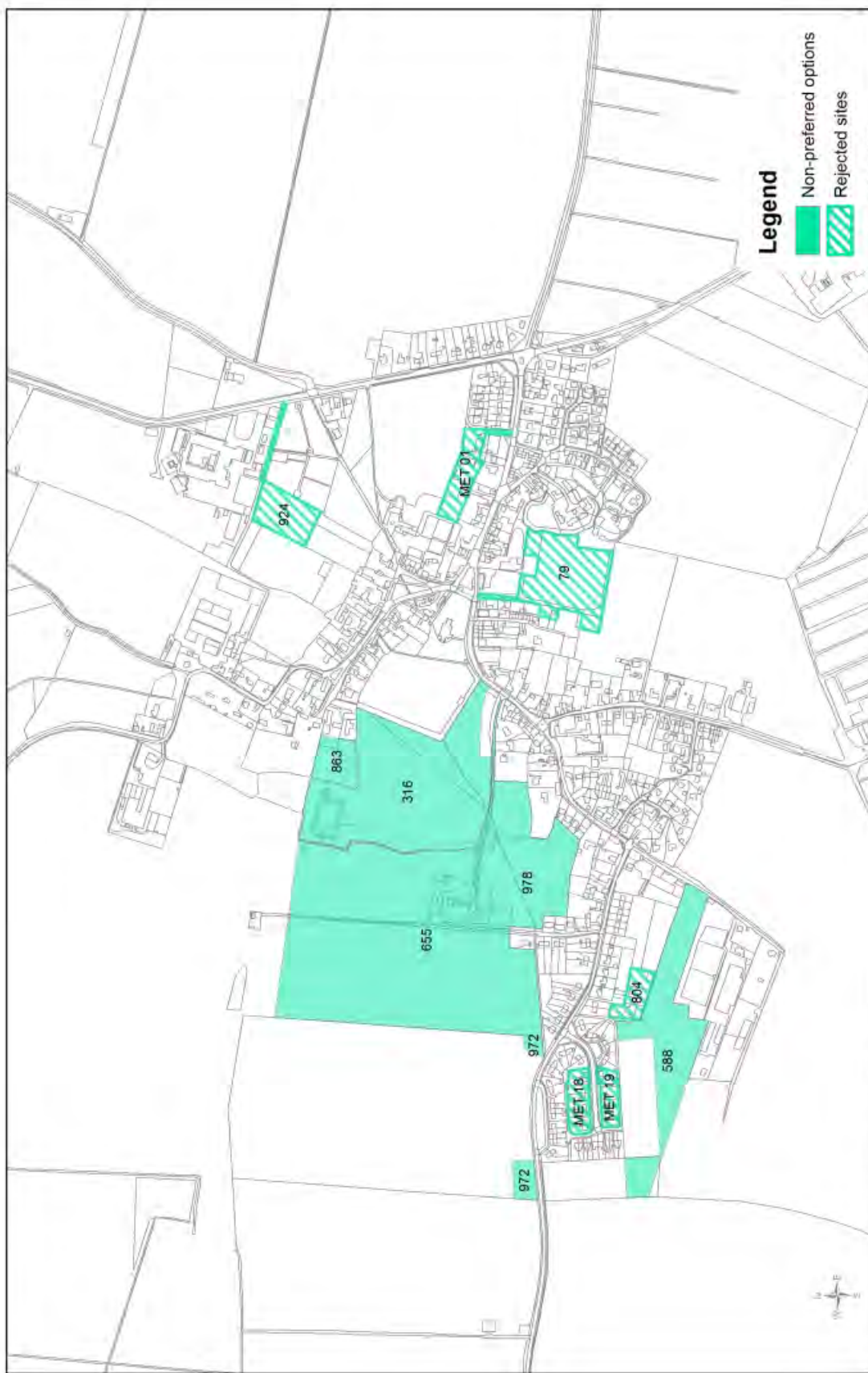
**7.57.24** These sites are considered favourably by Council as the preferred options for housing allocation in Methwold and Northwold. These sites are considered advantageous in comparison to the other submitted sites; it is felt that development on the other sites would have a greater impact on the character, Conservation Area and landscape of the locality.

## Questions Key Rural Service Centre

1. Do you have any comments on the proposed development boundaries?
2. Do you have any comments on the draft allocation METH1?
3. Do you have any comments on the draft allocation METH2?
4. Do you have any comments on the draft allocation METH3?
5. Is there a more suitable site (or sites) to accommodate around 40 dwellings in Methwold and Northwold than the Council's preferred site(s)? Why is this site (or sites) more suitable?

## Details of other sites considered





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Methwold

# Preferred Options for a Detailed Policies and Sites Plan

<b>Preferred Options</b>	<b>Main comparative reason(s) for selection</b>
METH1 (Part of site 316)	Proximity to village services
METH2 (Part of site 588)	Proximity to village services To reduce the impact of development in the conservation area
METH3 (Part of site 972)	Proximity to village services To reduce the impact of development in the conservation area
<b>Non- preferred options</b>	<b>Main comparative reason(s) for not being selected</b>
Site 283	Poor highways access to the site
Site 316	Site is too large for planned village growth (part of the site is used as Preferred Option METH1)
Site 538	Site is further from the village services and facilities than the preferred site Site unsuitable on highway grounds
Site 588	Site is too large for planned village growth (part of the site is used as Preferred Option METH2)
Site 655	Site is partially subject to high risk of flooding
Site 972	Site is too large for planned village growth (part of the site is used as Preferred Option METH3)
Site 863	Poor highways access to the site Site would have a more negative impact on the landscape and Conservation Area than the chosen sites Site is subject to high risk of flooding
Site 978	Site would have a more negative impact on the landscape and Conservation Area than the chosen sites Site is subject to high risk of flooding
Site 1197	Site would have a more negative impact on the landscape and character of the settlement Poor highways access to the site
<b>Rejected sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 79	Site is not considered suitable on highways grounds
Site 537	Site is high flood detached from the main built up area of the village Site is partially subject to risk

Site 804	Site is not considered suitable on highway grounds
Site 864	Site is detached from the main built up area of the village
Site 889	Site is located within the preferred development boundary, and hence an allocation would not be required
Site 924	Access to the site would have a negative impact on the setting of a graveyard
Site 1072	Site is detached from the main built up area of the village
MET01	Site is located within the preferred development boundary, and hence an allocation would not be required
MET18	Site is located within the preferred development boundary, and hence an allocation would not be required
MET19	Site is located within the preferred development boundary, and hence an allocation would not be required

## 7.58 Middleton (RV)

### Middleton

#### *Rural Village*

#### Description

**7.58.1** Middleton is a relatively linear settlement situated 3 miles southeast of King's Lynn along the A47. The busy traffic corridor of the A47 runs diagonally through the village dividing the settlement into two and disturbing its generally tranquil character. The village sits in an elevated location and has a traditional focus around the Church and crossroads. The limits of the village are defined by an immediate transition to agricultural land. The streetscape is varied in character with the area around the village hall being high quality. The materials of the older buildings consist of carstone, red brick and yellow brick. Roofs are mainly pitched and of red clay pantile and slate.

**7.58.2** Middleton benefits from a range of services including a school, bus route, shop, village hall, post office, church and pub but employment opportunities in the village are limited. The Parish population of the settlement was recorded as 1450 in the 2011 Population Census<sup>(53)</sup>.



**7.58.3** The village falls within the “Farmland with Woodland and Wetland” landscape type. This is defined in the Landscape Character Assessment<sup>(54)</sup> as having an intact mature landscape structure including mature parkland trees, hedgerows and woodlands. The landscape character of Middleton adds to its strong historic integrity and the moderate to strong sense of tranquillity in the area.

## Strategic Background

**7.58.4** Middleton is designated a Rural Village in the Core Strategy identified as been capable of accommodating modest growth to support essential rural services. On a population pro-rata basis (see Distribution of Development section) Middleton would receive an allocation of 15 new dwellings (including, at current standards, 3 affordable dwellings or the equivalent financial contribution).

**7.58.5** There are no identified flood risk constraints in Middleton however the entire settlement lies within a Groundwater Vulnerability Zone indicating that extra care is required to avoid the risk of new development causing groundwater pollution. Consultation with the Environment Agency on proposed development is required prior to development.

**7.58.6** Anglian Water has indicated that Middleton Waste Water Treatment Works has no capacity for growth. To achieve capacity for a modest level of growth, Anglian Water has suggested working with the Borough Council to consider potential identified solutions. The Council will continue discussions with Anglian Water at this stage to try to resolve capacity issues. If issues cannot be resolved, this may affect the level of new housing that can be achieved in Middleton.

**7.58.7** Parts of Middleton are identified as mineral safeguarded sites for carstone and silica sand. Developments of more than 1 hectare in these safeguarded areas would require further assessment and consultation with the County Council. Developments of less than 1 hectare are not required to meet these criteria however, Norfolk County Council as the Mineral & Waste Authority recommends that developers explore the potential to extract the minerals and utilise them on site in the development process.

**7.58.8** Blackborough End is considered by some to be a part of Middleton, and did not receive any independent designation in the Core Strategy. However, in response to issues arising, this Plan proposes to designate Blackborough End as a separate ‘Smaller Village and Hamlet’ (see earlier section of this document ‘Minor Amendments to Core Strategy’).

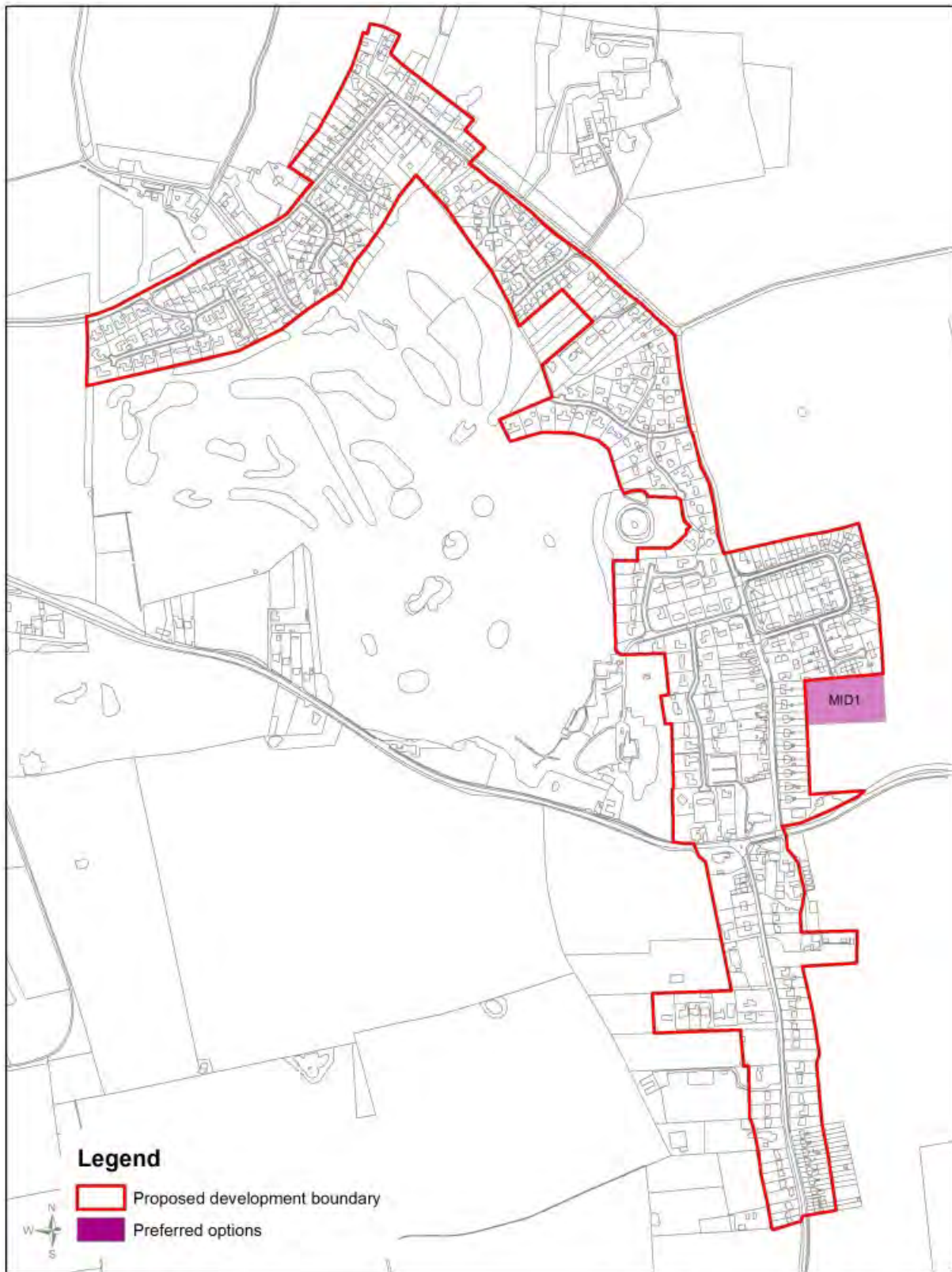
## Response to Issues and Options Consultation

**7.58.9** Middleton Parish Council supports the proposed development boundary and made objections to specific sites. The Parish Council also suggests that development in the village should only be limited to infill development.

**7.58.10** Some support was shown for modest development in the village. Other responses to the consultation were site specific comments by agents and landowners to promote individual sites.

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54 King's Lynn & West Norfolk Landscape Character Assessment 2007



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Middleton

## Site Allocation

### Draft Policy MID1 Land South of Walter Howes Crescent

**Land amounting to 0.8 hectares south of Walter Howes Crescent, as shown on the Policies Map, is allocated for residential development of 15 dwellings. Development will be subject to compliance with all of the following:**

1. The site is within a Groundwater Vulnerability Zone. Accordingly, the developer is required to demonstrate how risks of pollution from development of the site will be avoided, following the requirements of the NPPF and, if appropriate, the Environment Agency 'Guiding Principles for Land Contamination';
2. Provision of affordable housing in line with the current standards.

### Site Description and Justification for Draft Allocation

**7.58.11** The allocated site (which includes part of Site 1204) is situated close to the central area of Middleton on the northern side of the A47, with its northern and western boundaries immediately adjacent existing housing development. The site comprises of Grade 3 (good to moderate quality) agricultural land.

**7.58.12** The surrounding landscape like the general landscape of Middleton is predominantly farmland mainly arable interspersed with patches of wetland and plantation woodland. Other than boundary hedgerows there are no other significant landscape features on the site.

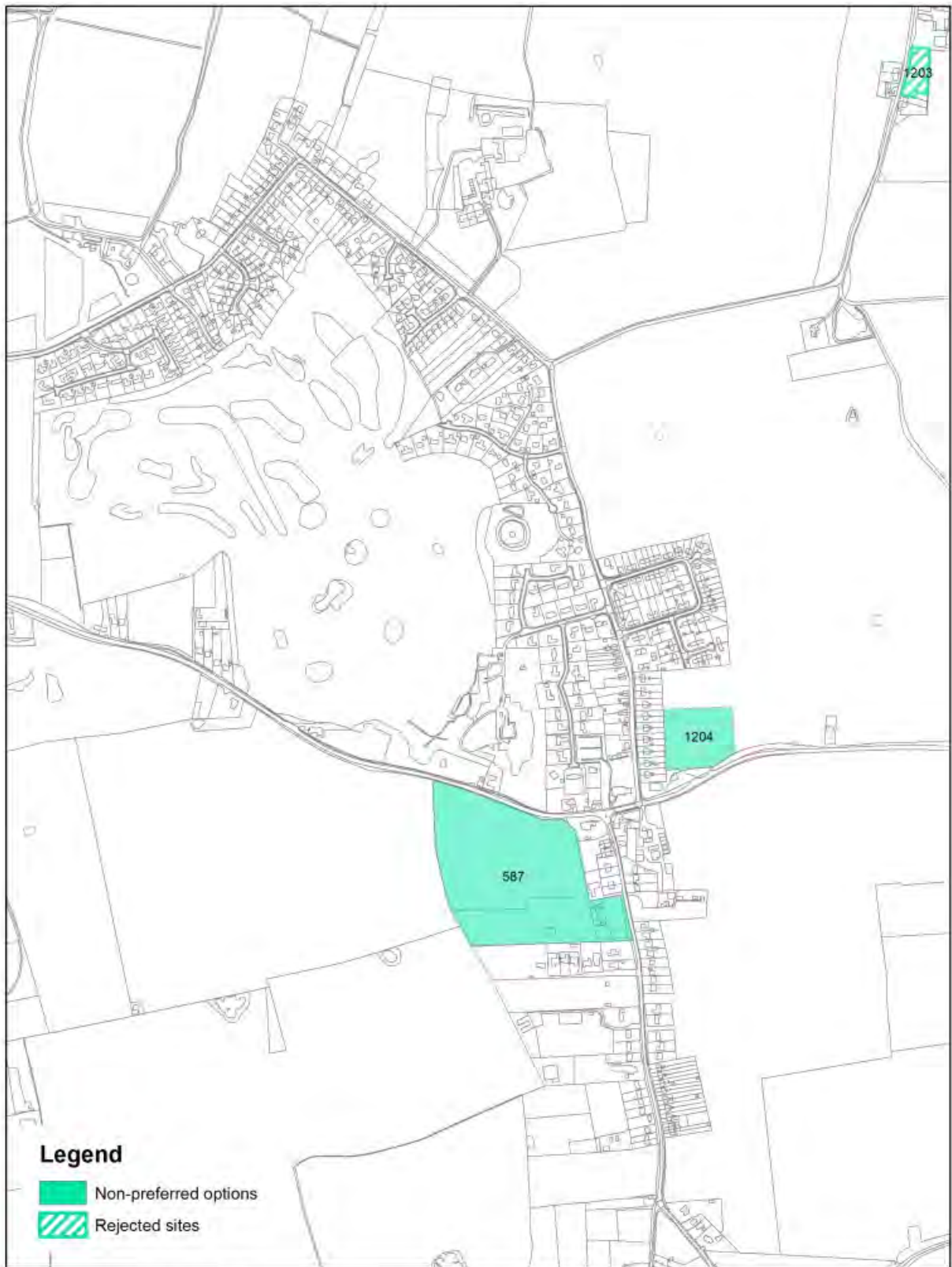
**7.58.13** The neighbouring area comprises of established housing development to the north and west and agricultural land to the east. The southern boundary is screened by the A47. Its location in a fairly built up area means that development is likely to be well screened with views restricted to near distance from adjacent roads and properties. There are few opportunities for long distance views due to the site being located on the edge of a developed area but in this view the site would be seen in the context of the existing development. Therefore development on the site is not likely to be visually prominent or intrusive within the landscape.

**7.58.14** The allocated site is identified as the most sustainable option for allocation in comparison to the other considered sites. It is reasonably close to some village services including a bus route, post office and church. Its proximity to services provides an opportunity for residents to walk or cycle. Access to the site is proposed from Walter Howes Crescent as supported by the local Highway Authority.

**7.58.15** The site is well integrated with the main built up area of the village and development would constitute a natural extension to existing development on Walter Howes Crescent. Development on the site is likely to conserve the local character and respect the historic settlement pattern. If designed correctly with suitable landscaping the allocation could potentially conserve and possibly enhance the landscape setting of village.

## Questions Rural Village - Middleton

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation MID1?
3. Is there a more suitable site to accommodate around 13 dwellings in Middleton than the Council's preferred site(s). Why is this site more suitable?



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Middleton

Preferred Options	Main comparative reason(s) for selection
MID1 (1204)	Proximity to services.  Potential to have minimal visual impact on landscape and character of village.
Non-Preferred Options	Main comparative Reason(s) for not being selected
Site 587	Negative impacts on local amenities including the village hall and play ground.
Rejected Sites	Main reason for eliminating as not being 'reasonable options'
Site 1203	Site is detached from the main built up area of the village.

## 7.59 New Houghton (SVAH)

## 7.60 Nordelph (SVAH)

## 7.61 North Creake (SVAH)

## 7.62 North Runcton (SVAH)

## 7.63 Old Hunstanton (RV)

### Old Hunstanton

#### *Rural Village*

#### Description

**7.63.1** Old Hunstanton is a small coastal village located at the northern edge of the seaside resort of Hunstanton adjacent to the Norfolk Coast AONB. The village is in a tranquil setting and contains mainly residential development. The village can become very busy in the summer with day trippers and weekenders due to its location with good access to the beach and the Norfolk Coast Path. The village also houses some traditional beach huts, hotels, the RNLI lifeboat station and is close to the Hunstanton Golf Course.

**7.63.2** Old Hunstanton lacks a school but contains a broader range of facilities and is close to the larger service resort centre of Hunstanton. The village is connected to coastal villages via the Coasthopper bus route along the A149 which interchanges in Hunstanton and Wells-next-the-Sea.

Old Hunstanton parish has a population of 628<sup>(55)</sup>. Part of the village is designated a Conservation Area. The Landscape Character Assessment<sup>(56)</sup> characterises the settlement as ‘coastal slopes’ immediately adjacent to the northern ‘Open Coastal Marshes’.

## Strategic Background

**7.63.3** Old Hunstanton has an average population size and a slightly lower than average level of services for its designation as a Rural Village by the Core Strategy.

**7.63.4** Based on the councils preferred method of distributing new development (as outlined in the first section) Old Hunstanton would receive an allocation of six new houses including one affordable home. However, there are no identified available sites for housing in the settlement. Therefore, the Council cannot allocate land for housing in Old Hunstanton.

**7.63.5** Land to the north and east of Old Hunstanton is identified by the Strategic Flood Risk Assessment as being at high risk of tidal flooding (zones 2, 3 and hazard zone).

**7.63.6** Old Hunstanton overlies a Groundwater Vulnerability Zone. Accordingly extra care will be required to prevent new development causing groundwater pollution (such as the identification and remediation of any land contamination and safe disposal of foul and surface water).

**7.63.7** Heacham Waste Water Treatment Works serves Sedgeford and surrounding settlements. There is seasonal population fluctuation due to holidaymakers in Hunstanton and Heacham. Anglian Water have identified that for new growth to be accommodated they may seek upgrades to the treatment works depending on the specific sites for development and the overall level of housing. A new flow consent would be required. With regards to the foul sewerage network, there may be some modest capacity within existing infrastructure, again depending on the specific site and level of housing. Otherwise developers would need to fund or part fund upgrades to the network.

## Response to Consultation

**7.63.8** Old Hunstanton Parish Council stated approval of the proposed development boundary and sought to maintain a strategic separation between the settlements of Old Hunstanton and Hunstanton. They were concerned about proposed growth at the northern end of Hunstanton and the impact on the road links, strategic gap between the settlements and archaeological value of the site. The parish council was content that no potential sites for housing had been identified within the parish boundary. One further comment was received from an architectural firm seeking a change to the proposed development boundary.

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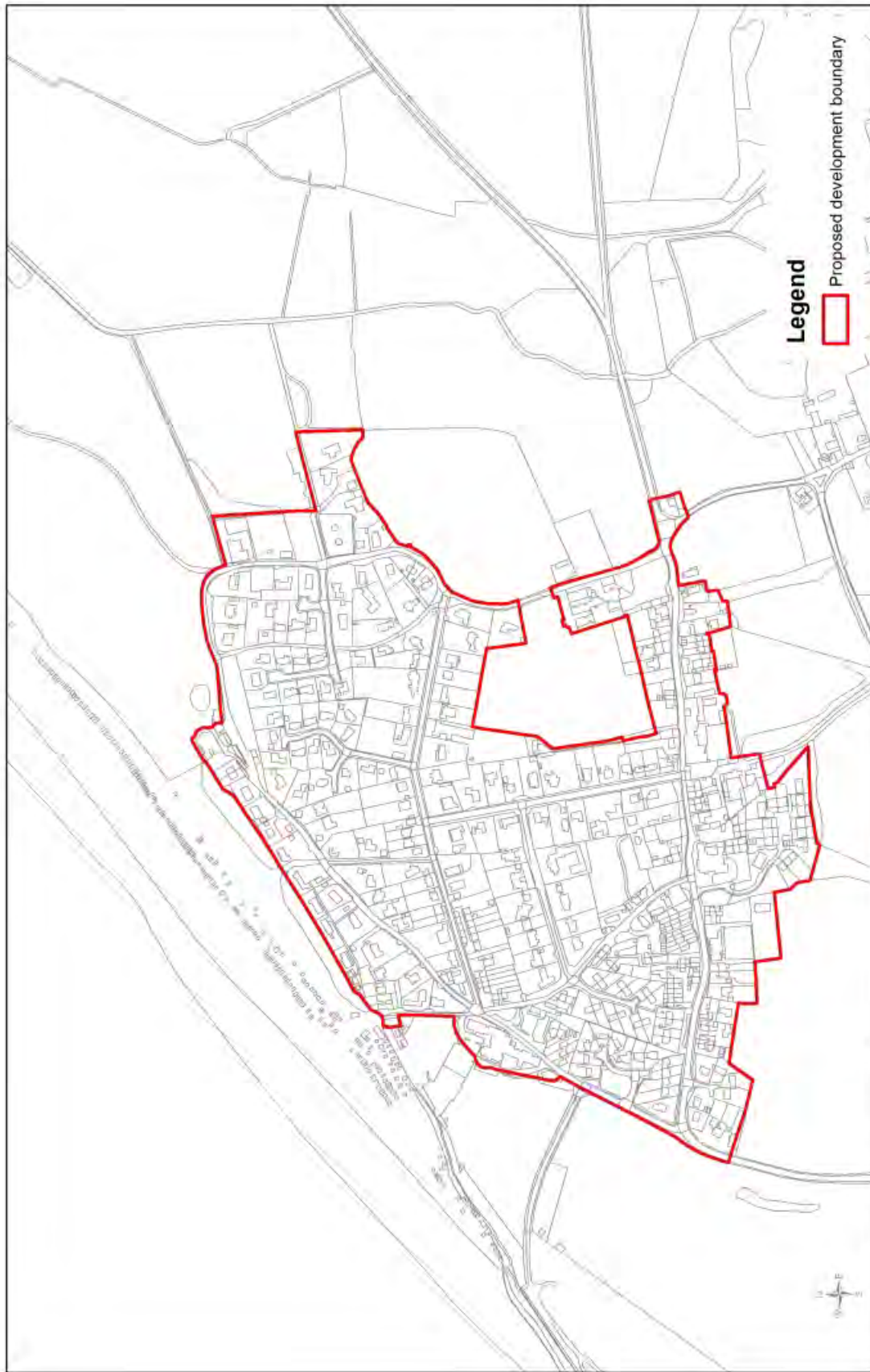
55 Census data 2011

56 Borough Council of King’s Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

## Questions Rural Village - Old Hunstanton

1. Do you have any comments on the proposed development boundary?
2. Do you know of a suitable site which could accommodate around 6 dwellings in Old Hunstanton? If so, please submit details.





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Old Hunstanton

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**7.64 Outwell - See Upwell**

**7.65 Pentney (SVAH)**

**7.66 Ringstead (SVAH)**

**7.67 Roydon (SVAH)**

**7.68 Runcton Holme (RV)**

## **Runcton Holme**

### ***Rural Village***

#### **Description**

**7.68.1** Runcton Holme is situated approximately nine miles south of King's Lynn and four miles north of Downham Market to the west of the A10. The village has developed around the crossroads between the Watlington to Downham Market Road, School Road and Common Road. The village is basically linear in form and has a rural setting and a good relationship with the surrounding open countryside. This rural character is strengthened by hedgerows and garden planting. The materials of the older buildings consist of carstone, red brick and yellow brick. Roofs are mainly pitched and of red clay pantiles and slates.

**7.68.2** The Parish of Runcton Holme has a population of 657<sup>(57)</sup>. The village has very few services and limited employment uses.

**7.68.3** In considering the landscape character, the village is situated within the 'Settled Farmland with Plantations' character type<sup>(58)</sup>. This is defined as as having intact mature landscape structure including mature parkland trees, intact hedgerows and woodland plantations. There is also a patchwork of grazed parkland in a moderate to sense of tranquillity throughout the area.

#### **Strategic Background**

**7.68.4** Runcton Holme is designated as a Rural Village by the Core Strategy. The approach to the distribution of development (see earlier in this document) suggests 6 additional dwellings are sought here. However, the Council considers the provisionally chosen site could satisfactorily accommodate more, and that 10 dwellings would be an appropriate number (at current standards 2 of these would be affordable dwellings).

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57 Census Data 2011

58 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

**7.68.5** Runcton Holme is served by Watlington Waste Water Treatment Works. Consultation with Anglian Water is essential to enable any new development in the settlement as major constraints have been identified regarding capacity. With regards to the foul sewerage network, there may be some modest capacity within existing infrastructure depending on the specific site and level of housing. Otherwise developers would need to fund or part fund upgrades to the network.

**7.68.6** The Environment Agency has indicated that most of the sites in the settlement are at low risk of flooding therefore there are no flood risk concerns. However, there is a small part of one site (Site 319) at risk of some flooding as the southern edge is located within in a high risk flood zone.

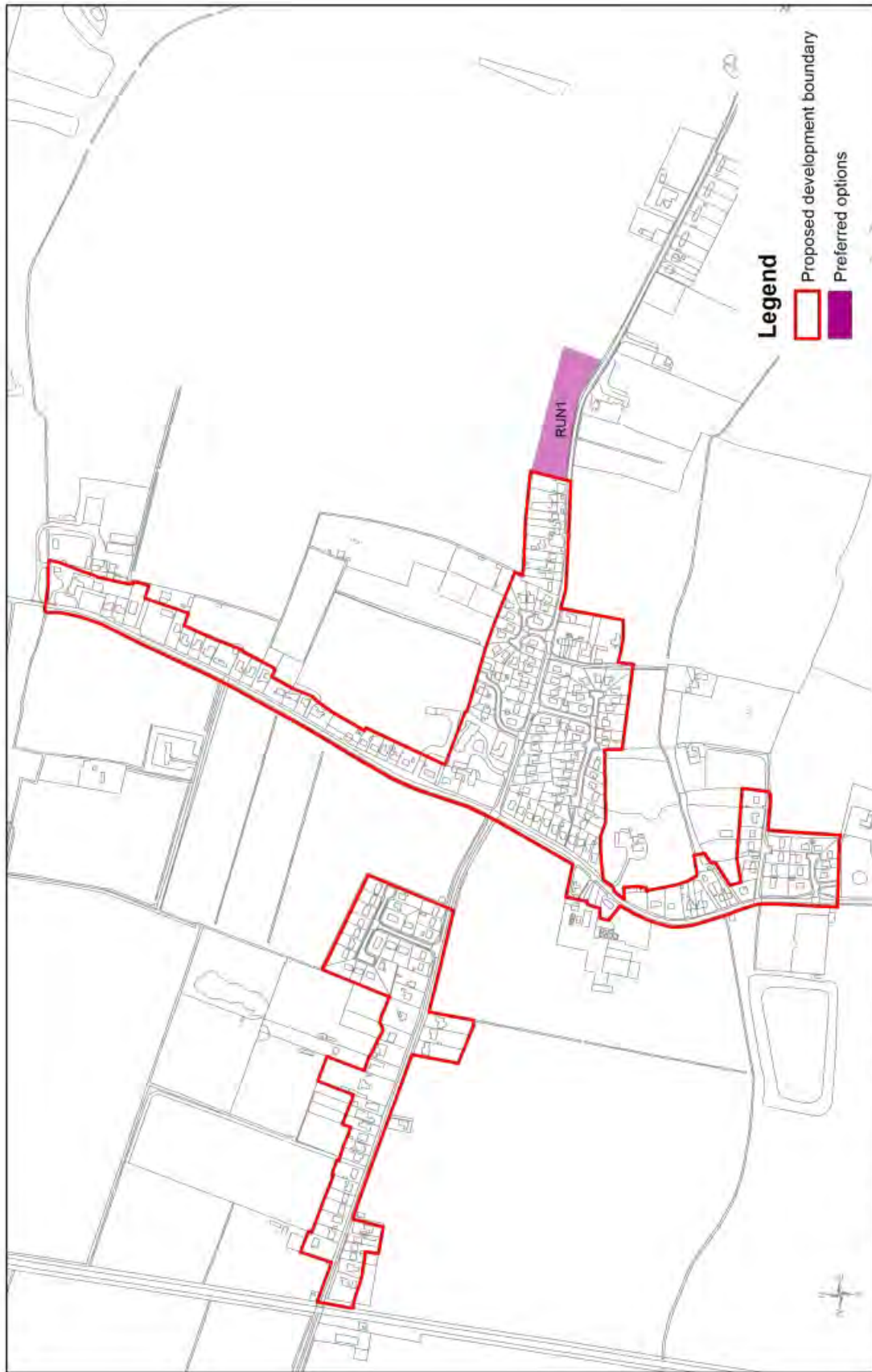
**7.68.7** Sand and gravel deposits are identified in parts of the settlement however Norfolk County Council are satisfied for small scale development to take place on these sites which are below 1 hectare in size. However, Norfolk County Council encourages developers where possible to explore opportunities to reuse the existing sand and gravel deposits in developing the site.

**7.68.8** Some site specific issues have been identified in relation to the presence of sewerage connections, pumping stations, water mains and also in access constraints but these issues have been considered in relation to individual sites.

**7.68.9** Response to Consultation

**7.68.10** The Council received no responses to the earlier consultation.

Preferred Option



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Runcton Holme

## Site Allocation

### Draft Policy RUN1 Land at School Road

Land at School Road amounting to 0.8 hectares, as identified on the Policies Map, is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:

1. Development is subject to safe and deliverable access being achieved to the satisfaction of the local highways authority
2. Development of the site is subject to suitable improvements to the footpath network linking the site to the village, to the satisfaction of the local highways authority
3. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.68.11** The site (part of submitted site Ref. No. 512) is situated to the eastern edge of the settlement. The current proposed development boundary immediately abuts the sites western boundary. The Council considers that the site is capable of accommodating the 10 residential units required in the settlement at a density which reflects the density of the surrounding area. The site will form an extension towards the east of the settlement.

**7.68.12** The site is accessed from School Road which is supported by Norfolk County Council as local highways authority providing improvements to the footpath network are made.

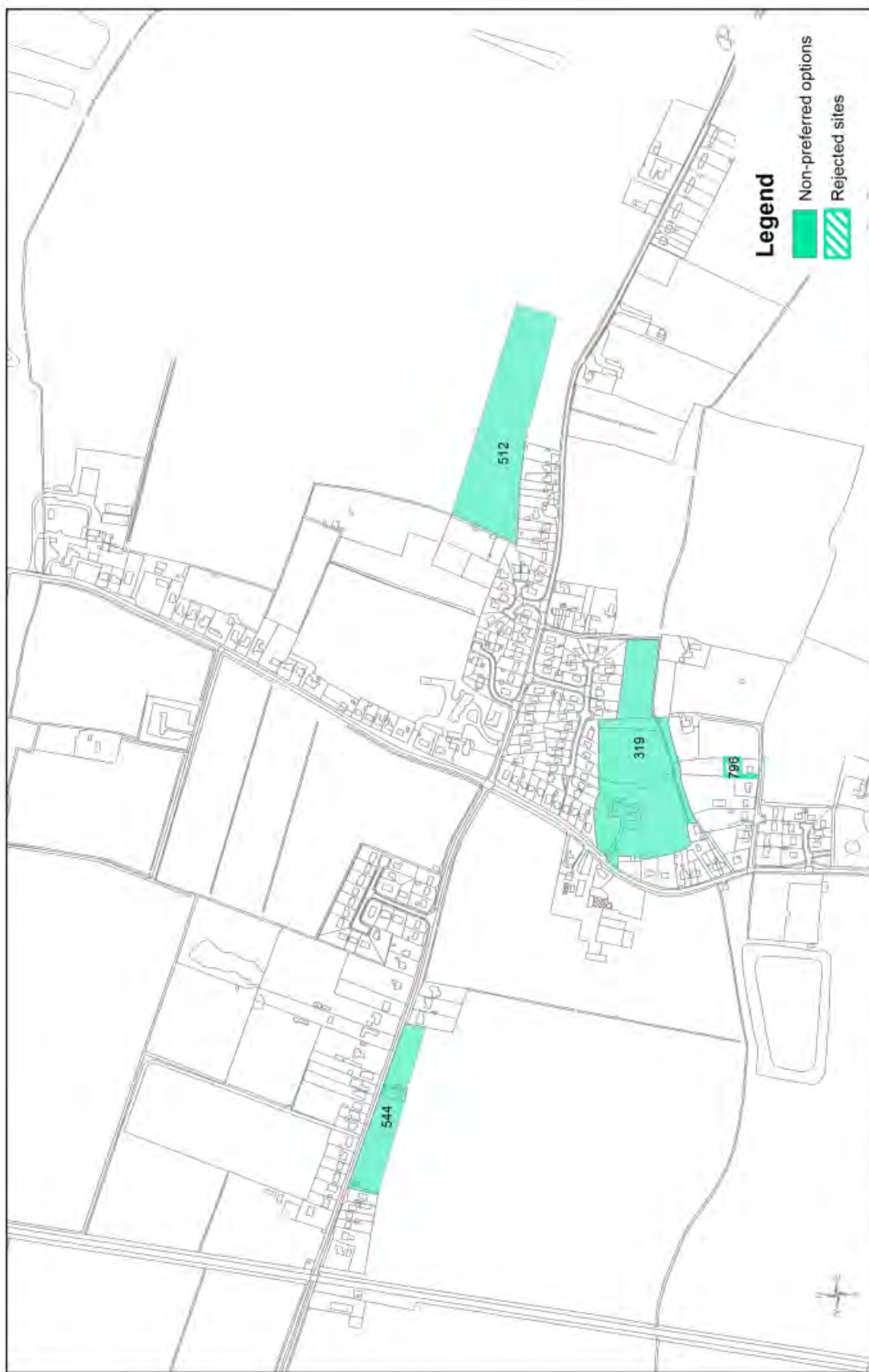
**7.68.13** The site scored highly in terms of sustainability as it is located close to the local primary school. The site is adjacent to detached dwellings and bounded to the west by hedgerows. The site is high quality agricultural land (Grade 2) however the Council considers due to modest amount of land required for development and proximity to services it is appropriate to develop on this agricultural land. .

**7.68.14** This site is considered favourably by the Council as the preferred option for housing allocation in Runcton Holme as in comparison to the other sites submitted it is considered to have the least negative impact upon the landscape.

### Questions Rural Village- Runcton Holme

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation RUN1?
3. Is there a more suitable site to accommodate around 10 dwellings in Runcton Holme than the Council's preferred site? Why is the site more suitable?

Details of other sites considered



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Runcton Holme

# Preferred Options for a Detailed Policies and Sites Plan

<b>Preferred Option</b>	<b>Main comparative reason(s) for being selected</b>
RUN1 (Site 512)	Proximity to the school Relates well to the existing settlement
<b>Non-preferred Option</b>	<b>Main comparative reason(s) for not being selected</b>
Site 319	Development could potentially have a negative impact on the Grade II listed building  Site is overlooked by residential properties
Site 512	Site is too large for planned village growth (part of the site is used as Preferred Option RUN1)
Site 544	Development would have a negative impact on the rural setting and characteristic of the settlement
<b>Rejected sites</b>	<b>Main comparative reason for eliminating as not being a 'reasonable option'</b>
Site 796	The site is too small for planned village growth

## 7.69 Ryston (SVAH)

## 7.70 Saddlebow (SVAH)

## 7.71 Saint Johns Fen End - see Marshland Saint James

## 7.72 Saint John Highway - See Terrington Saint John

## 7.73 Salters Lode (SVAH)

## 7.74 Sedgeford (RV)

### Sedgeford

#### *Rural Village*

#### Description

**7.74.1** Sedgeford is a small rural village located to the east of Heacham approximately three miles from the Wash. The western half of Sedgeford is within the Norfolk Coast AONB and the village also has a designated Conservation Area. Sedgeford parish has a population of 613<sup>(59)</sup> and has grown little over the previous century. Sedgeford has limited services, but the village does contain a primary school, village hall and pub. The settlement is not served by public transport links.

**7.74.2** The village contains a mixture of traditional development built of carstone, red brick and clunch materials, and modern development which has generally followed a linear projection along the B1454. The village has an enclosed character which results from its sheltered setting in the vale of the Heacham River. The local landscape is characterised in the Landscape Character Assessment<sup>(60)</sup> as 'Rolling Open Farmland' and is generally undulating which enables significant countryside views from several points around the village, particularly from the fields to the west.

#### Strategic Background

**7.74.3** Sedgeford has an average population size and a slightly lower than average level of services for its designation as a Rural Village by the Core Strategy. The settlement is very rural in character and is in a very picturesque location within the Area of Outstanding Natural Beauty. Its undulating nature means there are many viewpoints within and towards the village, therefore a key consideration in locating development is minimising the visual impact on the surrounding countryside and preserving the rural character of the village.

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59 Census data 2011

60 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates



**7.74.4** Based on the councils preferred method of distributing new development (as outlined in the beginning section) Sedgeford would receive an allocation of six new houses including one affordable home. However, to optimise the development potential of the preferred site the council would prefer to marginally increase the number of houses sought to ten dwellings. Two of these dwellings would be classed as affordable homes.

**7.74.5** Heacham Waste Water Treatment Works serves Sedgeford and surrounding settlements. There is seasonal population fluctuation due to holidaymakers in Hunstanton and Heacham. Anglian Water have identified that for new growth to be accommodated they may seek upgrades to the treatment works depending on the specific sites for development and the overall level of housing. A new flow consent would be required. With regards to the foul sewerage network, there may be some modest capacity within existing infrastructure, again depending on the specific site and level of housing. Otherwise developers would need to fund or part fund upgrades to the network.

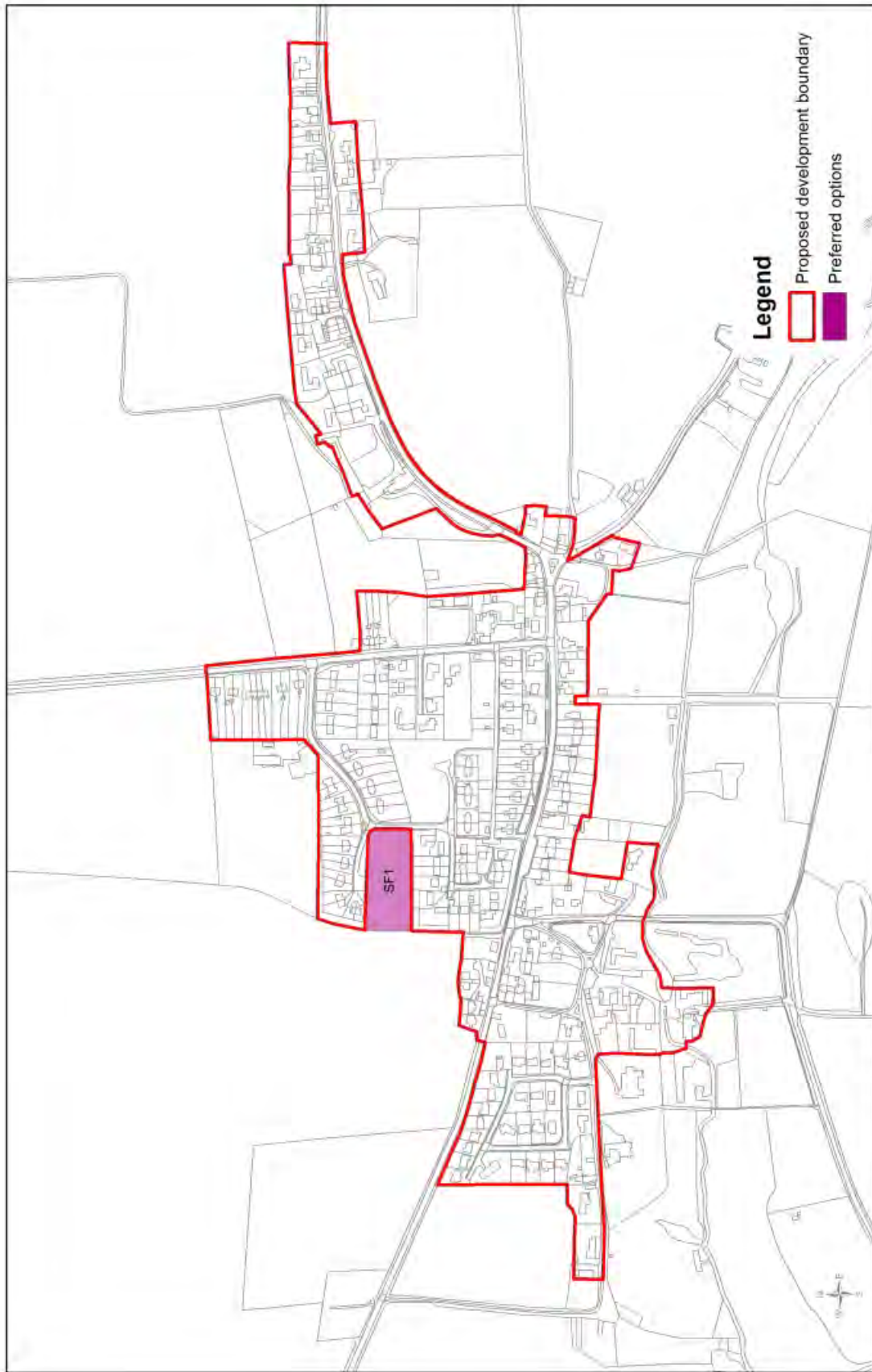
**7.74.6** The settlement is in a Groundwater Vulnerability Zone and accordingly extra care will be required to prevent new development causing groundwater pollution.

## **Response to the consultation**

**7.74.7** Sedgeford Parish Council showed support for the development of site 882/26 land at Jarvie Close and showed strong objection to development of the alternative site: reference 768

**7.74.8** Land South of Docking Road. One landowner amended the boundary of their site and provided additional information in support of their site for development. No comments were received from members of the public.

Preferred Option



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Sedgeford

0 0.03 0.06 0.12 0.18 0.24  
Miles

## Site Allocation

### Draft Policy SF1 Land off Jarvie Close

**Land amounting to 0.5 hectare, as shown on the Policies Map, is allocated for residential development of 10 dwellings. Development will be subject to compliance all of the following:**

1. Suitable provision / improvements to pedestrian links from the site to Jarvie Close;
2. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the scenic beauty of the Norfolk Coast Area of Outstanding Natural Beauty;
3. Incorporation of a high quality landscaping scheme including the retention and enhancement of established hedgerow on the western boundary of the site to minimise the impact of the development on the wider countryside;
4. Submission of details relating to the water main that crosses the site together with mitigation if required (i.e. easement / diversion) to the satisfaction of Anglian Water;
5. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination';
6. Provision of affordable housing in line with current standards.

## Justification

**7.74.9** The site (submitted site Ref. Nos. 882 & 26) lies in a relatively central location in the village, with the settlement boundary wrapping around the site immediately abutting three of its four compass points (north, east and south). The site currently comprises uncultivated Grade 3 agricultural land. There are no opportunities to utilise previously developed land for new housing in Sedgeford. In this context, the site provides the opportunity to develop land which has no identified use. The area in the immediate vicinity slopes in a north south direction with the site sitting in a central position between Jarvie Close (on higher ground to the north) and Mill View (on lower ground to the south). The natural topography of the site, being on a slope with development on both higher and lower ground, would lessen the impact of development on the surrounding area therefore limiting the impact on the local visual amenity and the scenic beauty of the Area of Outstanding Natural Beauty and other countryside. Long views are afforded of the site from the west, but any development would be read in the context of the existing village and would constitute infill development that would not be of detriment to the character of the settlement. The policy includes a clause to give emphasis to the importance of addressing landscape impacts in the design of the proposed housing.

**7.74.10** There are no important landscape features on the site (e.g. hedgerows / trees) although the site itself is in an Area of Outstanding Natural Beauty. The Conservation Area sits a good distance from the site (approximately 100 metres to the south). Due to the distances involved and

the built form in the immediate vicinity of the site, it is not considered that development of the site would be of detriment to the character and appearance of Sedgeford's Conservation Area. There are no Listed Buildings in the vicinity of the site.

**7.74.11** A development of six dwellings on the site would either result in a very low density development or create left over space which would likely come forward for housing in the near future. By allocating ten dwellings on the site the Council can increase the level of affordable housing to two dwellings and ensure the site is development comprehensively, with a design and layout that fits in with the surrounding area.

**7.74.12** Norfolk County Council Highways Agency has expressed preference for minor development of this site over the alternative development option (Ref. No 822/26). Sedgeford Parish Council and the Norfolk Coast (AONB) Partnership have both expressed a preference for minor development of this site over the other site (Ref. No 768) due to the lesser visual impact on the landscape and Area of Outstanding Natural Beauty. Sedgeford Parish Council have also identified potential ownership constraints in accessing the alternative site and would strongly resist development of that site.

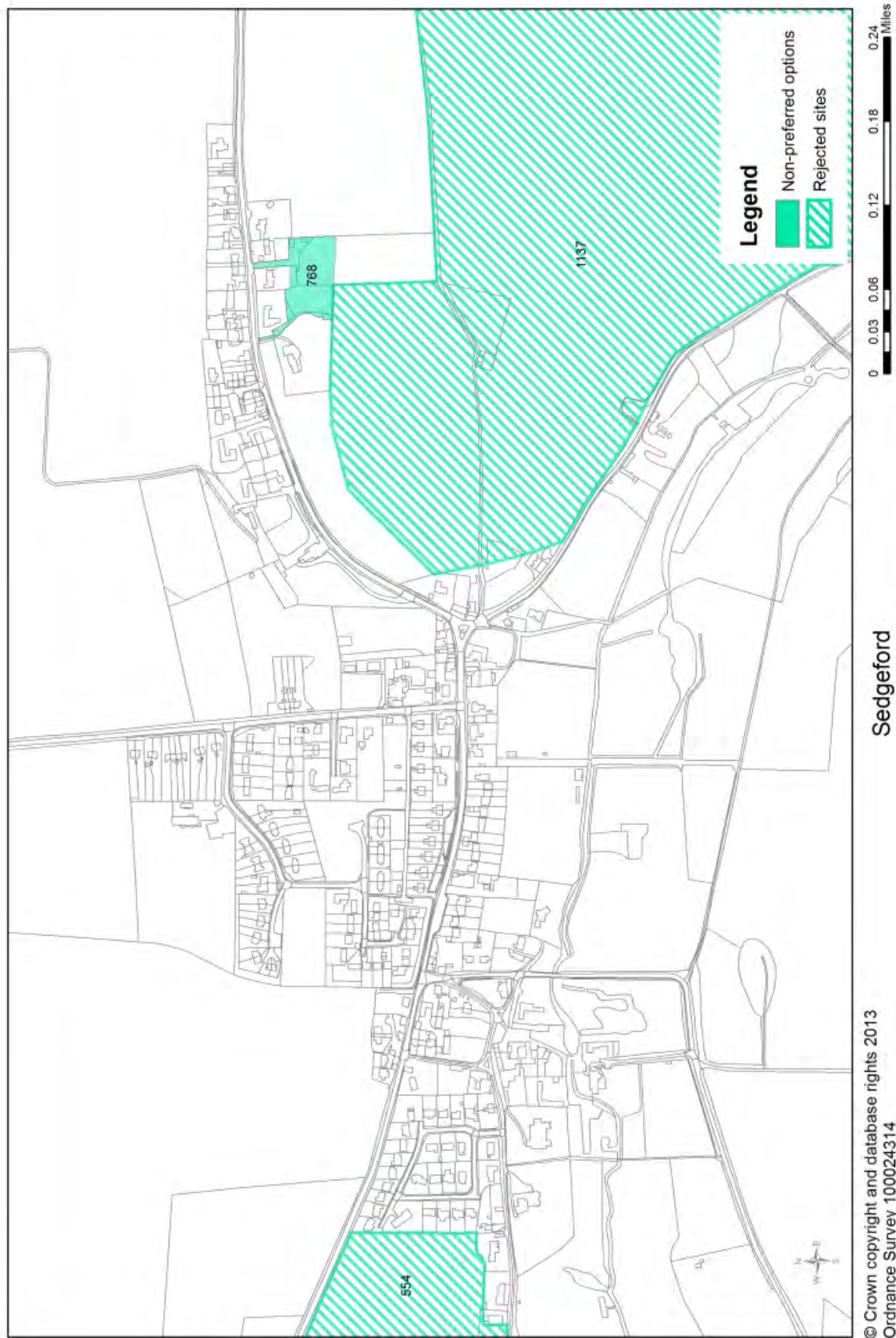
**7.74.13** Housing affordability is a key issue for local people within settlements in the Area of Outstanding Natural Beauty. Cumulatively, new allocations will increase choice in the market and enable some new affordable housing to benefit local residents. An allocation of ten houses on the preferred site would enable the delivery of two affordable homes.

**7.74.14** There is one constraint which must be resolved prior to development in that a water main(s) cross the site and therefore easement / diversion may be required in consultation with Anglian Water.

## Questions Rural Village - Sedgeford

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation?
3. Is there a more suitable site to accommodate around 5 dwellings in Sedgeford than the Council's preferred site? Why is this site more suitable?

## Detail of other sites considered



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Sedgeford

<b>Preferred Option</b>	<b>Main comparative reason(s) for selection</b>
<b>Sedg1</b> (882/26)	<p>Proximity to village services Safe access can be achieved</p> <p>Land currently unused</p> <p>Well integrated with existing residential development (surrounded on three sides by existing residential development) Preferred by Sedgeford Parish Council</p>
<b>Non-preferred Option</b>	<b>Main comparative reason(s) for not being selected</b>
<b>Site 768</b>	<p>Location and shape of site (surrounded by countryside on two sides, elevated position, uncharacteristic backland development) means development is likely to be obtrusive in the landscape</p> <p>The Parish Council have stated that they object to allocation of this site and have raised issues about access over land in their ownership</p>
<b>Rejected Options</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
<b>Site 194/554</b>	<p>Location and gradient of site (surrounded by countryside on two sides, visible from western approach to settlement) means development is likely to be obtrusive in the landscape and would have an adverse impact on the Area of Outstanding Natural Beauty and Sedgeford Conservation Area</p>
<b>Site 1137</b>	<p>Location and gradient of site (surrounded by countryside on all sides, visible from eastern approach to settlement) means development is likely to be obtrusive in the landscape and would have an adverse impact on the Area of Outstanding Natural Beauty and Sedgeford Conservation Area</p>

## 7.75 Setchey (SVAH)

## 7.76 Shernborne (SVAH)

## 7.77 Shouldham (RV)

### Shouldham

#### *Rural Village*

#### Description

**7.77.1** Shouldham is situated approximately ten miles south east of King's Lynn and approximately six miles north east of Downham Market. The village is based on a circuit form and the high quality character has been recognised through designation as a Conservation Area towards the south east of the settlement. Buildings are generally two-storey with the materials of the older buildings consisting of carstone, and red and yellow brick. Roofs are mainly pitched and of red clay pantiles and slates. The village has an adequate range of services including a school, a bus route, shop, Post Office and there are some employment opportunities. The Parish of Shouldham has a population of 605<sup>(61)</sup>.

**7.77.2** In considering landscape character the village is situated within "Settled Farmland with Plantations" character type<sup>(62)</sup>. This is defined as having intact mature landscape structure including mature parkland trees, intact hedgerows and woodland plantations. Also a patchwork of grazed parkland and a moderate to strong sense of tranquillity throughout the area.

#### Strategic Background

**7.77.3** Shouldham is designated as a Rural Village by the Core Strategy and is considered to have an adequate range of services facilities. The Council considers that the level of development in each Rural Village should be based on a population pro-rata approach and 5 additional dwellings are sought in Shouldham. However, it is thought that the village has the capacity to accommodate for 10 dwellings between two sites (at current standards 2 would be affordable dwellings). This is considered the appropriate level of housing to expand Shouldham without having a significant impact on the character of the village.

**7.77.4** The Environment Agency has not raised any concern regarding flood risk to any of the sites in Shouldham. However, the settlement overlies a Groundwater Vulnerability Zone therefore for development to take place extra care will be required to prevent new development causing groundwater pollution.

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61 Census Data 2011

62 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

**7.77.5** carstone and silica deposits have been identified in parts of the village but Norfolk County Council, as minerals planning authority, has indicated that it would not resist allocation of small scale development, below 1 hectare in size, on these grounds. However, Norfolk County Council does encourage developers of such sites to explore the potential for opportunities to extract sand and gravel for use in the construction phases of development.

**7.77.6** Shouldham Waste Water Treatment Works serves Shouldham and there is capacity to accommodate the proposed level of growth. Anglian Water have indicated with regards to foul sewerage network, there may be some modest capacity within existing infrastructure, but this is dependent on the cumulative total of housing across the area which the treatment works serve. Otherwise developers would need to fund or part fund upgrades to the network.

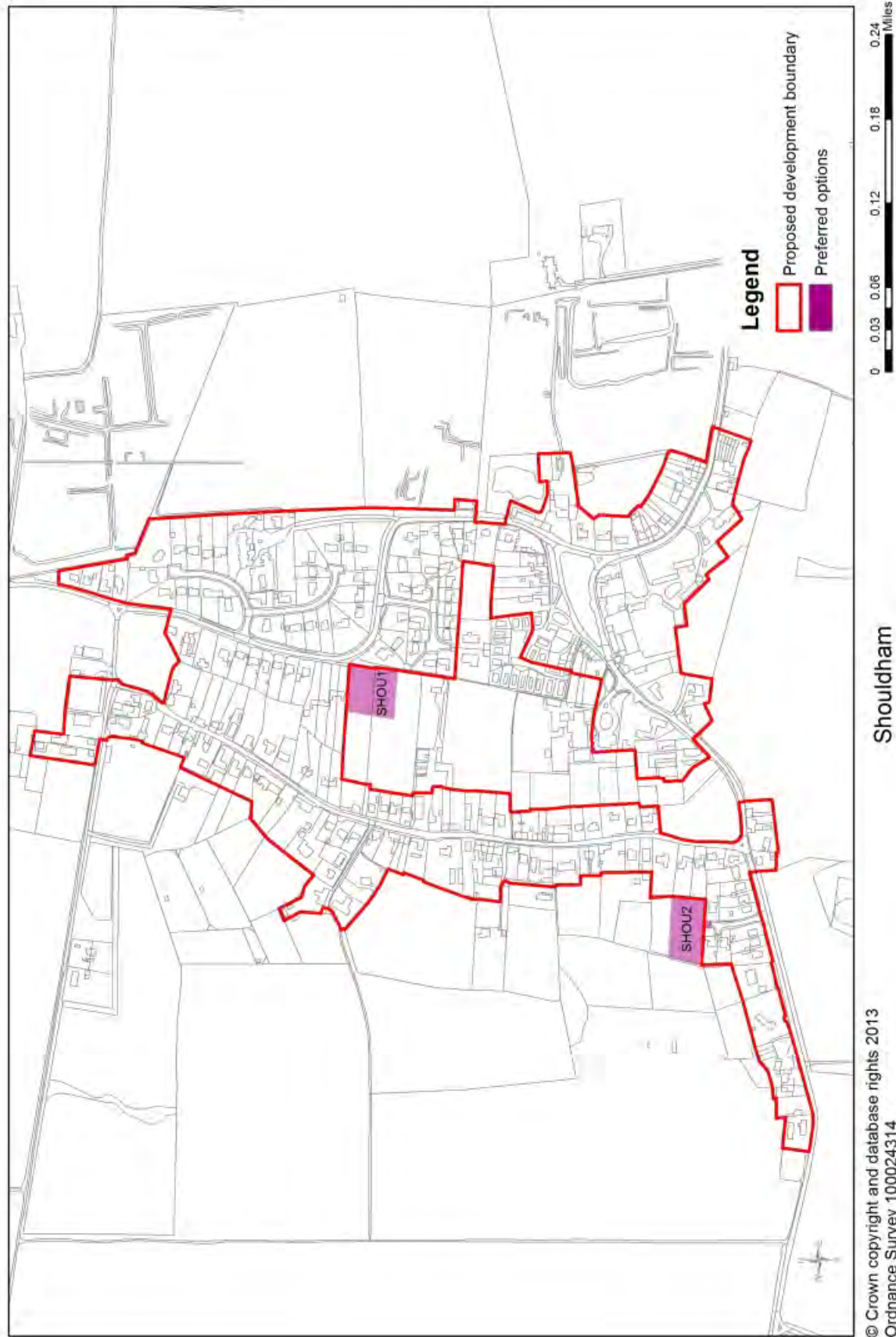
**7.77.7** Some specific constraints have been identified in relation to the presence of water mains, historic environment records and access constraints but these issues have been considered in relation to individual sites.

## **Response to Consultation**

**7.77.8** Shouldham Parish Council have shown preference for the development of sites 1011 and 946 and wish for sites 470 and 616 to be retained as open spaces and for development to be on brownfield land where possible. One comment was received from the public which opposed development on sites 323, 470, 616 and 1011 on the basis they would have a negative impact on the form and character of the settlement. Additional information was received from landowners and agents in support of the sites they are promoting.



## Preferred Options



## Site Allocation

### Draft Policy SHOU1 Land South of 1 New Road

Land of around 0.3 hectares south of 1 New Road, as shown on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following:

1. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination'
2. Achievement of suitable safe access to the site through New Road to the satisfaction of the Highways Authority
3. Subject to suitable integration with the Public Right of Way that runs across the centre and to the east of the site
4. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.77.9** The allocated site (part of submitted site Ref. No. 470) is situated in the centre of the settlement and is therefore well integrated with the services and facilities that address the daily needs of residents. The site is of a distance from the Conservation Area to suggest that development would not impact to a significant degree on this heritage asset. There is a public right of way running through the site.

**7.77.10** The Council considers that the site is suitable to accommodate 5 of the 10 residential units required in the settlement at a density reflecting that of the surrounding area. The site is bounded to the east by trees and to the south by hedgerows and is currently used as agricultural land (grade 4) and therefore is not a constraint on development due to its low quality.

**7.77.11** The majority of the views in to the site are limited to near distance from New Road, land and the school to the south and adjacent properties. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the west boundary. In the limited views that are available the site is seen in the context of the existing settlement.

**7.77.12** The Landowner's submission shows access onto Westgate Street. Norfolk County Council, as local highways authority, considers this access to be unsuitable and have advised the only suitable access point shown on submission is on to New Road.

**7.77.13** The following site constraint must be resolved prior to development, the site overlies a Groundwater Vulnerability Zone and therefore risks from site contamination must be addressed prior to development to the satisfaction of Anglian Water.

## Draft Policies SHOU2 Land accessed from Rye's Close

Land accessed from Rye's Close, amounting to 0.3 hectares, as identified on the Policies Map, is identified for residential development of 5 dwellings. Development will be subject to compliance with all of the following.

1. Submission of details relating to the water mains that crosses the site together with mitigation to the satisfaction of Anglian Water
2. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination'
3. Achievement of suitable safe access to the site through Rye Close to the satisfaction of the Highways Authority
4. Retain trees according to the conditions of the Tree Preservation Order
5. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.77.14** The allocated site (part of submitted site Ref. No. 1011) is situated towards the south west of the settlement. The current proposed development boundary immediately abuts the sites south and east boundary. The Council considers the site is suitable to accommodate 5 of the 10 residential units required in the settlement at a density reflecting that of the surrounding area.

**7.77.15** The site is located a short distance from the school and is of a distance from the Conservation Area to suggest that development would not impact to a significant degree on this heritage asset. The site is well screened from the settlement by existing development. The site is bounded by trees which could be incorporated into the design and is currently used as agricultural land (grade 4) and therefore is not a constraint on development due to its low quality.

**7.77.16** The Landowner's submission shows access onto Westgate Street. Norfolk County Council, as local highways authority, considers this access to be unsuitable and have advised the only suitable access point shown on submission is on to Rye's Close.

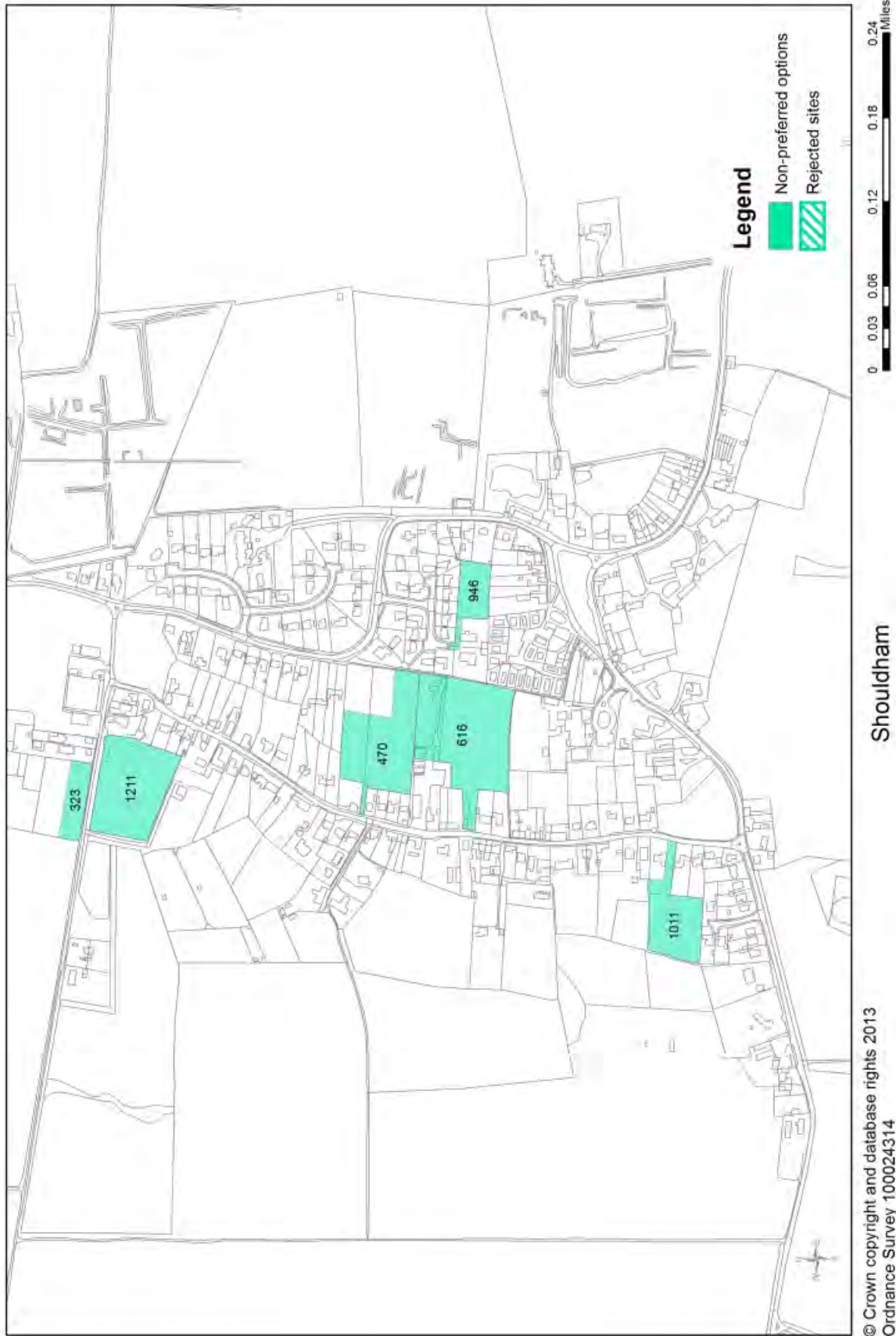
**7.77.17** The following site constraints must be resolved prior to development, a water main crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water. The site overlies a Groundwater Vulnerability Zone and therefore risks from site contamination must be addressed prior to development to the satisfaction of Anglian Water.

**7.77.18** The Council considers these sites to be favourable over other sites put forward in the settlement as they would have less of a negative impact on the settlement.

## Questions Shouldham

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation SHOU1?
3. Do you have any comments on the draft allocation SHOU2?
4. Is there a more suitable site to accommodate around 10 dwellings in Shouldham than the Council's preferred site? Why is this site more suitable?

Details of other sites considered



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Shouldham

# Preferred Options for a Detailed Policies and Sites Plan

<b>Preferred Options</b>	<b>Main comparative reason(s) for being selected</b>
SHOU1 (Site 470)	Proximity to village services
SHOU2 (Site 1011)	Proximity to village services
<b>Non- preferred Options</b>	<b>Main comparative reason(s) for not being selected</b>
Site 323	Development would have a negative impact on the rural setting and character of the settlement Distance from village services
Site 470	Site too large for planned village growth (part of the site is used as Preferred Option SHOU1)
Site 616	Site is adjacent to the Conversation Area therefore development would have a greater impact on the rural setting and character of the settlement
Site 946	Site is adjacent to the Conservation Area therefore development would have a greater impact on the character of the settlement
Site 1011	Site too large for planned village growth (part of the site is used as Preferred Option SHOU2)
Site 1211	Development would have a negative impact on the rural setting and character of the settlement Distance from village services
<b>Rejected Sites</b>	<b>Main comparative reason for eliminating as not being a 'reasonable option'</b>
No sites	

## 7.78 Shouldham Thorpe (SVAH)

## 7.79 Snettisham (KRSC)

### Snettisham

#### *Key Rural Service Centre*

#### Description

**7.79.1** Snettisham is a village situated to the east of the A149 in the vale of the River Ingol. Snettisham is a relatively large village with a good range of services including shops, a GP clinic, a school, pubs and other small businesses. Snettisham parish has a population of 2,570<sup>(63)</sup>. Frequent bus services run between King's Lynn and Hunstanton via Snettisham along the A149. To the west of the village is Snettisham Scalp and The Wash which has numerous environmental designations for its importance for wildlife and habitats, as well as an RSBP bird reserve.

**7.79.2** Part of the village is a Conservation Area which contains many traditional buildings of carstone and red brick covered with pantile roofs. Buildings are set right up to the pavement on the curved streets, which create a distinctive street scene. The station building and the white washed carstone Rose and Crown pub are prominent features. There are significant views to the church which is situated at a slight distance to the east of the main settlement upon higher ground within adjacent 'Rolling Open Farmland'. The area is generally characterised by 'Wooded Slopes with Estate Land' and arable farming in the Landscape Character Assessment<sup>(64)</sup>.

#### Strategic Background

**7.79.3** Snettisham has a good range of facilities and is well connected to other larger villages and towns via the A149 coastal road. Like most settlements on the coastal fringe, the local infrastructure can become strained in the summer months due to the seasonal influx of tourists. Infrastructure constraints have been identified during the Issues and Options consultation and will be addressed both in relation to individual development sites and the cumulative impact of growth as a whole.

**7.79.4** Based on the councils preferred method of distributing new development, Snettisham would receive an allocation of thirty four new houses including six affordable houses. Through assessing development options in the Sustainability Appraisal and following the results of public consultation at the issues and options stage, there are insufficient suitable potential locations to accommodate thirty five new houses. Therefore, the councils preferred option is to allocate twenty houses, including four affordable on the identified preferred site.

**7.79.5** There is some spare capacity in the local primary school to admit new pupils and it is situated on a large site which can expand depending on the level of growth.

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63 Census Data

64 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates



**7.79.6** Heacham Waste Water Treatment Works serves Snettisham and surrounding settlements. There is seasonal population fluctuation due to holidaymakers in Hunstanton and Heacham. Anglian Water have identified that for new growth to be accommodated they may seek upgrades to the treatment works depending on the specific sites for development and the overall level of housing. A new flow consent would be required. With regards to the foul sewerage network, there may be some modest capacity within existing infrastructure, again depending on the specific site and level of housing. Otherwise developers would need to fund or part fund upgrades to the network.

**7.79.7** The Internal Drainage Board for King's Lynn state that whilst sites are outside their jurisdiction, there is a need for careful surface water drainage design to avoid increasing the risk of flooding on drains south of Snettisham meaning a Sustainable Urban Drainage System (SUDS) would be sought to serve new development.

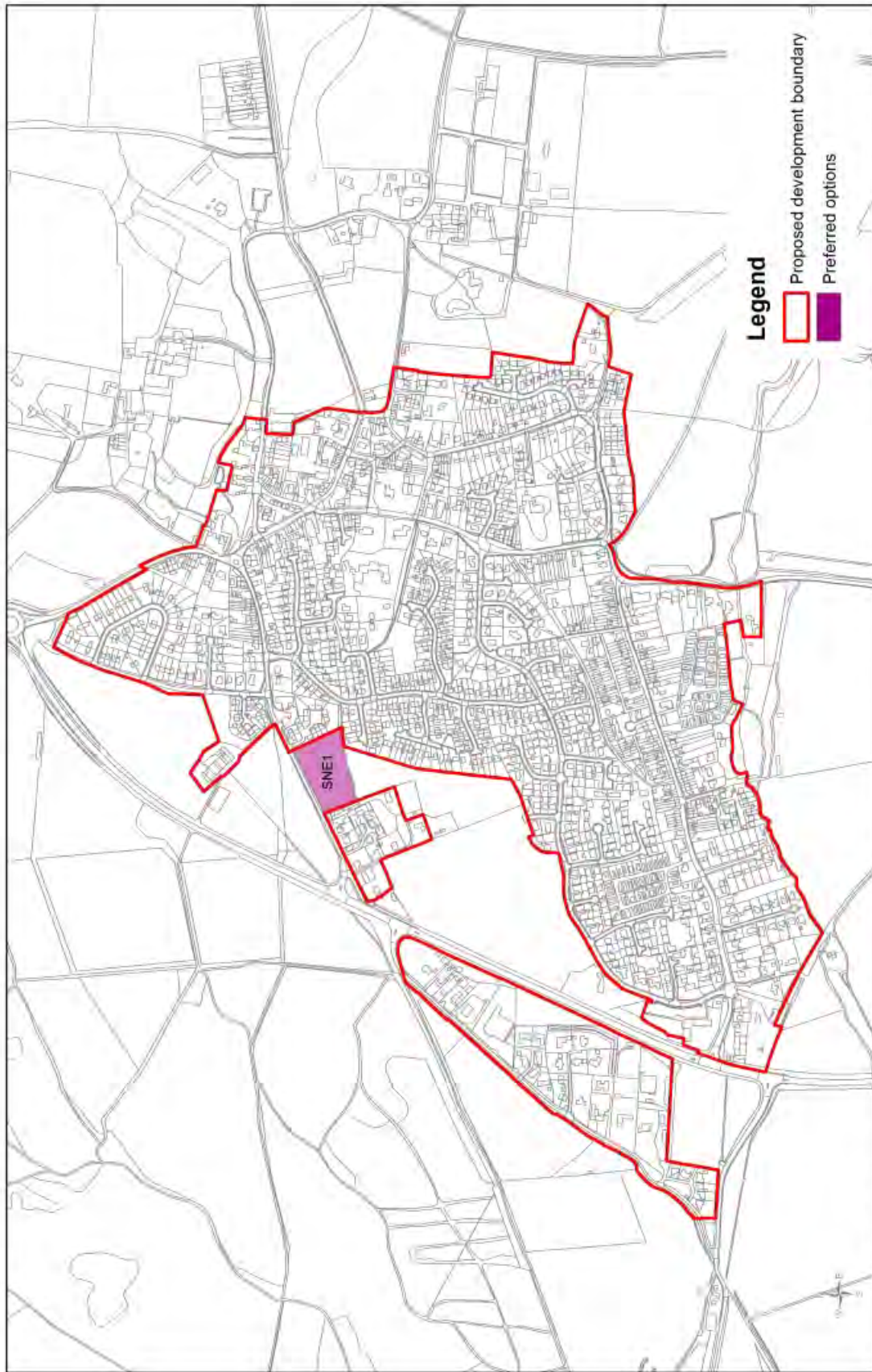
**7.79.8** Deposits of sand, gravel and carstone have been identified in parts of the village but Norfolk County Council, as minerals planning authority, has indicated this would not prevent a small scale development below 1 hectare in size. However, Norfolk County Council encourage developers to explore opportunities to extract sand and gravel from development sites for use in the construction phases of development

## **Response to the consultation**

**7.79.9** No comments from members of the public were received. Additional information was received from landowners, agents and developers in support of sites they were promoting. New sites were also put forward during the consultation.

**7.79.10** Snettisham Parish Council made no comments during the six week consultation period. Late comments were received on 8 December 2011 supporting the hierarchical approach to development distribution; stating that 35 dwellings can be accommodated within the revised development boundaries. They showed support for site 189/549 Common Road (S) as the preferred location for housing and rejected sites 190/550 Common Road (N) and 192/552 (Church Road/Manor Lane) for reasons of scale, suitability and location as well as those stated in the document. If 189/549 was not favoured would prefer other land south of Common Road rather than sites 190/550 and 192/552. They also raised concerns about infrastructure.

Preferred Option



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Snettisham

## Site Allocation

### Draft Policy SNE1 Land south of Common Road

**Land amounting to 0.8 hectare, as shown on the Policies Map, is allocated for residential development of 20 dwellings. Development will be subject to compliance with all of the following:**

1. Provision of safe vehicular and pedestrian access connecting the site to Common Road;
2. Submission of details of sustainable drainage measures and how they will integrate with the design of the development and how they will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Provision of affordable housing in line with current standards;
4. Submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality, accompanied by an Archaeological Field Evaluation of the site;
5. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework (NPPF) and the Environment Agency's 'Guiding Principles for Land Contamination'.

## Justification

**7.79.11** The site offers the opportunity for infill development as there is existing development to the south and west and the eastern part of the site has recently been developed for affordable housing. The site is close to the villages' services and facilities and there is potential for safe walking/cycling access to the village centre from Common Road and Alma Road. The site has received the most positive response over alternative development sites from key stakeholders and Snettisham Parish Council.

**7.79.12** From the surrounding area the site is viewed against a semi-urban backdrop. The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from across the field to the north. In these views the site is seen in the context of the existing village. The site is adjacent to the Area of Outstanding Natural Beauty (AONB) which abuts the north west boundary of the site opposite Common Road. It is not considered that development on the site would have an adverse impact on the AONB as it appears as a gap between existing development to the east and west of the site, and would join these two areas. Natural England and the Norfolk Coast Partnership have expressed a preference for site 189/549 to be allocated as it would have less of an impact on the countryside and Area of Outstanding Natural Beauty as some of the alternative development options.

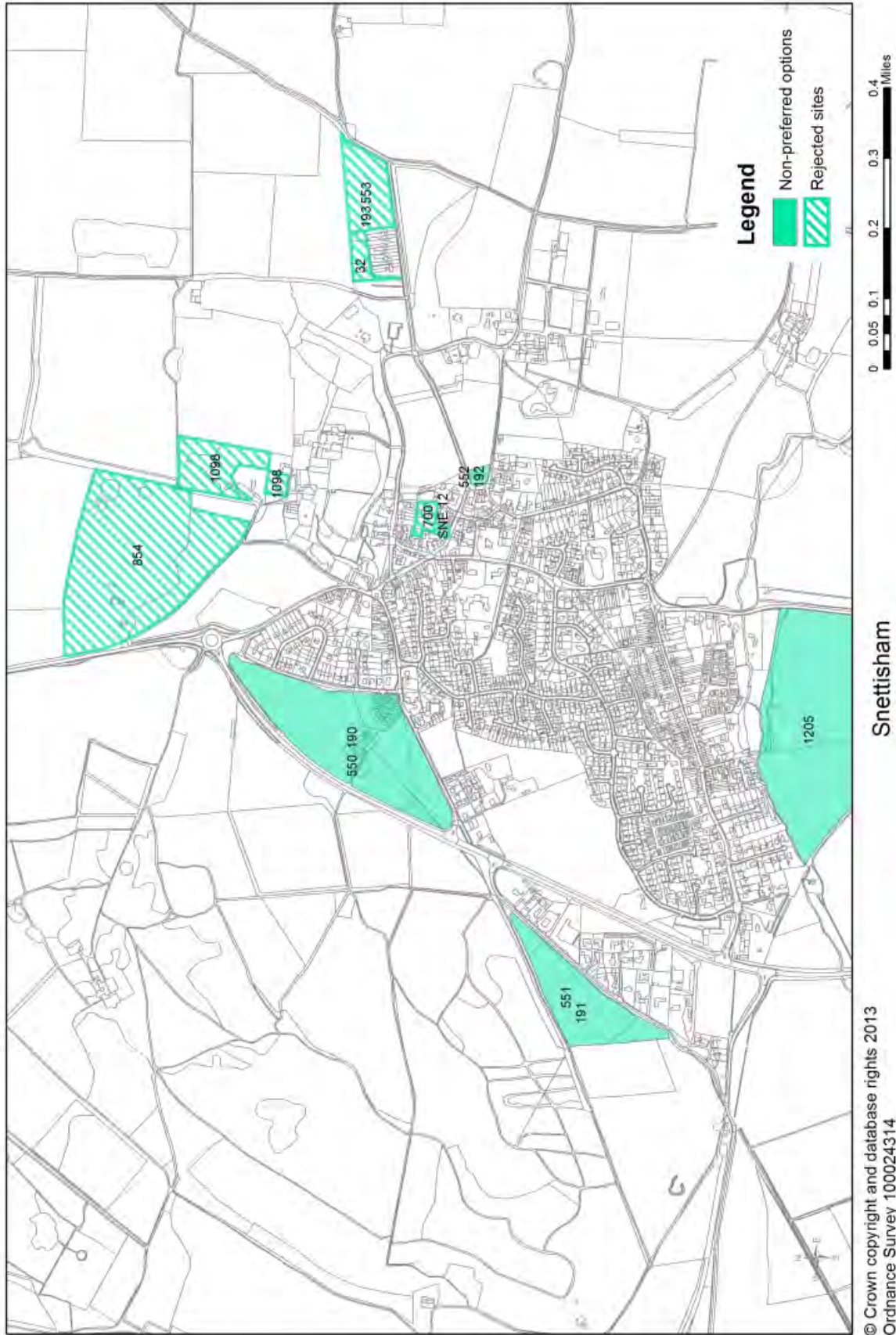
**7.79.13** The site is currently a greenfield site (agricultural grade 3/4) used for pasture and grazing, with a hedgerow along the Common Road frontage. Whilst new housing would result in the loss of undeveloped land, there are no opportunities to utilise previously developed land for new housing in Snettisham. Development of the site would leave a small odd shaped area of undeveloped land to the south. Apart from the hedgerows there are no other landscape features of importance within the site boundary. There is a power line over part of the site which would need to be a design consideration in new development.

**7.79.14** A number of Medieval and Post-Medieval archaeological finds have been identified immediately west, south and east of the site including drainage and boundary ditches and pits as well as evidence of a probable Roman track or road to the south of the site. Due to the potential for archaeological finds it is recommended that the site is further explored prior to development.

## **Questions Key Rural Service Centre - Snettisham**

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation?
3. Is there a more suitable site to accommodate around 34 dwellings in Snettisham than the Council's preferred site? Why is this site more suitable?

## Detail of other sites considered



Preferred Option	Main comparative reason(s) for selection
<p><b>SNE 1</b> (189/549)</p>	<p>Proximity to village services Safe access can be achieved</p> <p>Surrounded by residential development on three sides, therefore well integrated with surrounding development.</p> <p>New housing will not encroach on the wider countryside and is therefore less likely to have an adverse impact on the Area of Outstanding Natural Beauty</p>
Non-preferred Options	Main comparative reason(s) for not being selected
<p><b>Site 190/550</b></p>	<p>There are alternative sites in Snettisham which are not in the Area of Outstanding Natural Beauty.</p> <p>Norfolk Coast Partnership and Natural England oppose development in this location</p> <p>The Borough Council considers any further development would result in an unacceptable intrusion into the countryside and could compromise the designation of Area of Outstanding Natural Beauty.</p> <p>The Parish Council are opposed to the allocation of land in this location.</p>
<p><b>Site 192, 552</b></p>	<p>Development on the site would result in a loss of a community facility and allotments and would alter the visual appearance of the existing landscape/townscape.</p> <p>The site is within Snettisham Conservation Area, and is near to Listed Buildings, and there is no evidence to suggest that development will not have adverse impact on these designations.</p> <p>The Parish Council opposed the allocation of this site.</p> <p>There are no material reasons to suggest allocation of this site over the preferred option.</p>
<p><b>Site 1205</b></p>	<p>Site at risk of flooding (fluvial zone 2 + 3)</p>

# Preferred Options for a Detailed Policies and Sites Plan

<b>Preferred Option</b>	<b>Main comparative reason(s) for selection</b>
	Location of site (surrounded by countryside on three sides, southern village boundary, not well integrated with existing development). Development in this location is likely to be obtrusive in the landscape
<b>Rejected Sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
<b>Site 32</b>	Separate from the main built up area of Snettisham  Impact on form and character  Poor access
Site 191	Separate from the main built up area of Snettisham  Dangerous crossing A149  Adverse impact on Area of Outstanding Natural Beauty
Site 193	Separate from the main built up area of Snettisham  Development in this location is likely to be obtrusive in the landscape
Site 551	Separate from the main built up area of Snettisham  Dangerous crossing A149  Adverse impact on Area of Outstanding Natural Beauty
Site 553	Separate from the main built up area of Snettisham  Development in this location is likely to be obtrusive in the landscape
Site 700	Site is within the proposed development boundary and is capable of been developed without the need for allocation
Site 854	Any development is likely to have a negative impact on the designation of a Site of Special Scientific Interest. Site is separate from the main built up area of Snettisham
Site 1098	Site is separate from the main built up area of Snettisham

Preferred Option	Main comparative reason(s) for selection
	Poor access  Potential adverse impact on Snettisham Conservation Area and the Area of Outstanding Natural Beauty.
Site SNE 12	Site is within the proposed development boundary and is capable of been developed without the need for allocation

## 7.80 South Creake (SVAH)

## 7.81 Southery (RV)

### Southery

#### *Rural Village*

#### Description

**7.81.1** Southery is situated approximately five miles south of Downham Market. The A10 trunk road by-passes the settlement to the west. The village is located in the Fens on an elevated site and is a large settlement. The village has grown by linear expansion, and the centre has an urban character which contrasts with the quieter rural parts of the village. The materials of the older buildings include Norfolk red brick and Cambridge yellow brick with some flint used. The roofs are mainly pitched and of clay pantiles and Welsh slate. The Parish of Southery has a population of 1,324<sup>(65)</sup>. The village has an adequate range of services and facilities which include a school, bus route, shop and pub with some employment opportunities.

**7.81.2** The village is situated within the “Settled Farmland with Plantations” landscape character type<sup>(66)</sup>. This is defined as having a mature landscape structure including, mature trees and patches of intact hedgerows, views on to fen landscapes and moderate to strong sense of tranquillity throughout the area.

#### Strategic Background

**7.81.3** Southery is designated as a Rural Village by the Core Strategy and is considered to have an adequate range of services to serve the existing community. The approach to the distribution of development suggests 12 additional dwellings are sought here. However, the Council considers the provisionally chosen site could satisfactorily accommodate a little more, and that 15 dwellings, at current standards 12 market dwellings and 3 affordable dwellings, would be an appropriate number.

65 Census Data 2011

66 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates



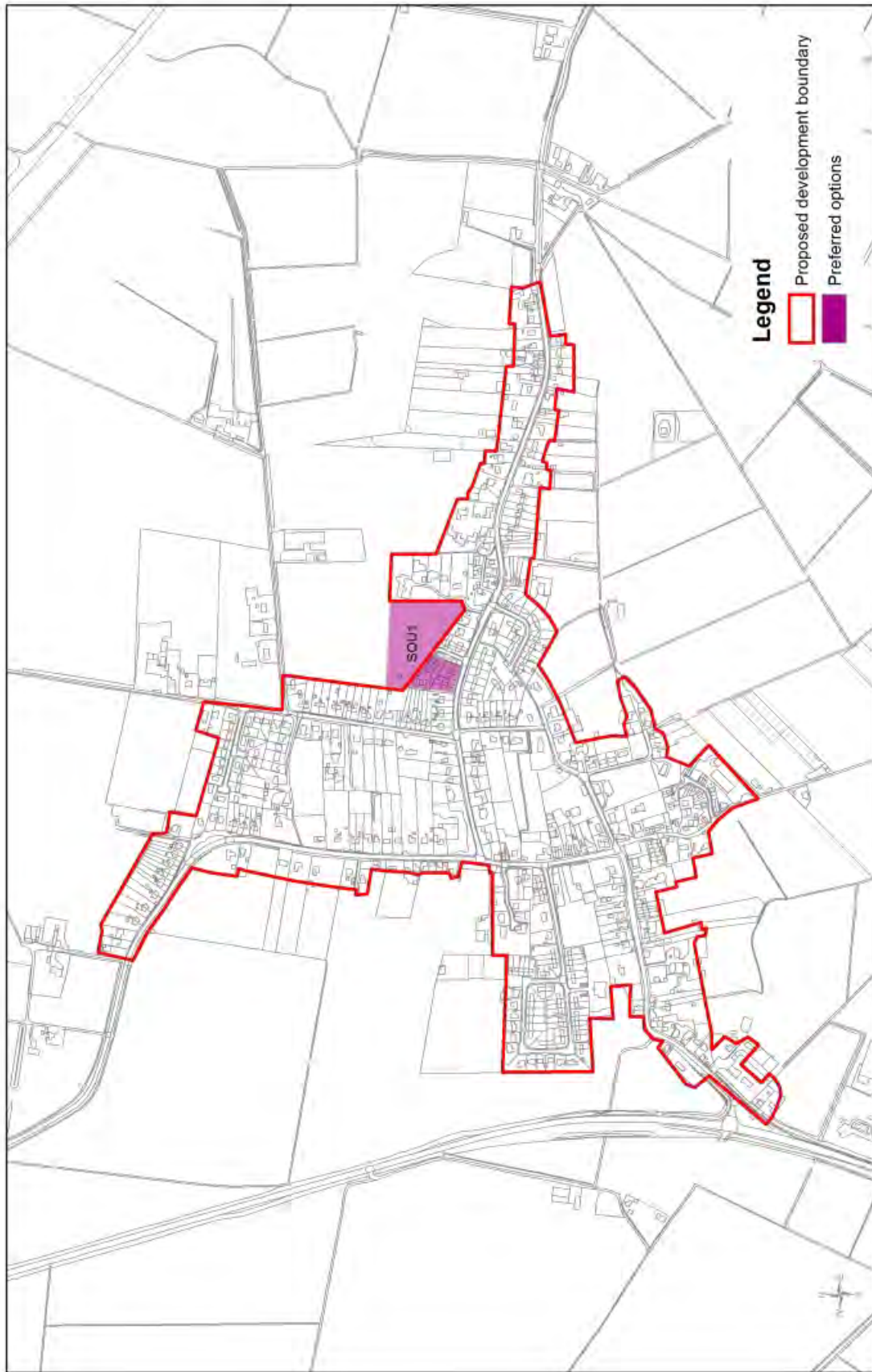
**7.81.4** Southery Mill Drove Waste Water Treatment Works serves Southery. Anglian Water may seek upgrades to the treatment works depending on the specific site and level of housing and new flow consent would be required. With regards to foul sewage network, upgrades to the networks may be required depending on the specific site and level of housing. Otherwise developers would need to fund or part fund upgrades to the network. There are some site specific issues with developments towards the eastern area of the village as it is within a cordon sanitaire for a sewage treatment works. This indicates there may be an amenity issue relating to odour for new residents if developing this part of the village.

**7.81.5** The area to the very south of the village (part of Site 176 and 1226) is located within high flood risk zone and is at some risk of flooding. However, the Environment Agency has not raised any concerns regarding flood risk to any of the other sites. The local highways authority have raised significant concerns about the potential sites put forward and would object to development on the majority of sites as they consider the sites too large therefore the local highway network cannot support additional vehicles.

## **Response to Consultation**

**7.81.6** The Council received additional information from landowners and agents in support of the sites they are promoting. Southery Parish Council made no formal response.

Preferred Option



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Southey

## Site Allocation

### SOU1 Land off Lions Close

Land amounting to 0.85 hectares, as identified on the Policies Map, is allocated for the residential development of 15 dwellings. Development will be subject to the following:

1. Submission of an odour assessment, to the satisfaction of Anglian Water, in relation to any impacts on residential occupation of the site from the nearby sewage treatment works.
2. Subject to safe and suitable access being achieved to the satisfaction of the local highways agency
3. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.81.7** The allocated site (part of submitted site Ref. No. 452) is located towards the east in the central area of the settlement and is therefore well integrated with the services and facilities that address the daily needs of the residents. The current proposed development boundary immediately abuts the site on the east, south and west boundaries. The site is of high quality agricultural use (Grade 2) and the Council considers due to modest amount of land required for development and proximity to services it is appropriate to develop on this agricultural land. The development will form part of an infill development between two residential sites.

**7.81.8** The Council considers the site is capable of accommodating the 15 residential units required in the settlement at a density which is considered appropriate given the proximity of the site to the centre of the settlement. If designed correctly with suitable landscaping and publicly accessible open spaces the allocation would also conserve and possibly enhance the landscape setting of village.

**7.81.9** The majority of views of the site are limited to the near distance from adjacent roads, and properties. Medium and long distance views from the wider landscape are possible from the north. However, in these views the site is seen in the context of the existing settlement.

**7.81.10** Norfolk County Council as Highways Authority would object to development on the proposed site as they consider the junction between Camsey Road, Mill Lane and B1160 is unsuitable to cater for additional vehicular. The Council understands these concerns but is committed to providing small scale development in each Rural Village to support rural services and address affordable housing need. As such, it is considered the addition of 15 dwellings will not cause a significant adverse strain on the surrounding highway network and the Council hope to work with the local highways agency to resolve this issue.

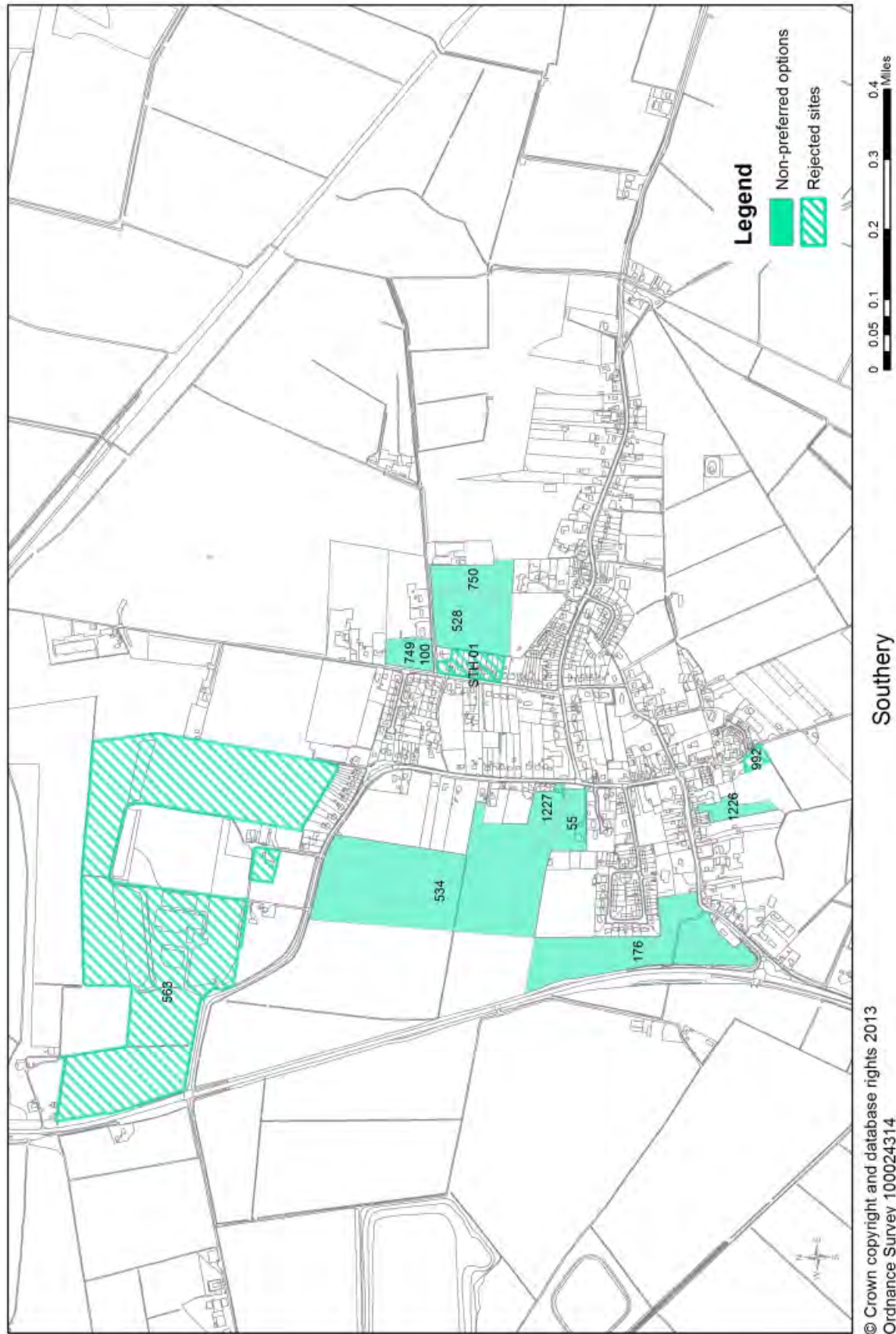
**7.81.11** There is one constraint which must be resolved prior to development to the satisfaction of Anglian Water; an odour assessment must be carried out to ensure any amenity issues relating to odour are overcome.

**7.81.12** This site is considered favourably by the Council as the preferred option for housing allocation in Southery as it is capable of providing the housing numbers as infill rather than extending the settlement. Furthermore, in comparison to the other sites it is considered to have the least negative impact upon the landscape.

## **Questions Rural Village- Southery**

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation SOU1?
3. Is there a more suitable site to accommodate around 15 dwellings in Southery than the Council's preferred site? Why is this site more suitable?

## Details of other sites considered



<b>Preferred Options</b>	<b>Main comparative reason(s) for being selected</b>
SOU1 (Site 452)	Relates well to the existing development pattern  Forms a practical 'rounding off' of the extent of development
<b>Non-preferred Options</b>	<b>Main comparative reason(s) for not being selected</b>
Site 55	Development would have a negative impact on the setting of the landscape
Site 176	Development would have a negative impact on the setting of the landscape and character of the settlement
Site 452	Site too large for planned village growth (part only of the site preferred option SOU1)
Site 528	Distance from village services
Site 534/1227	Development would have a more negative impact on neighbouring properties and the character of the settlement than the preferred option
Site 749 & 100	Distance from village services
Site 750	Distance from village services
Site 1226	Site is partially within a high risk flood zone
<b>Rejected Sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 563	The site is not well related to the settlement and therefore unsuitable
Site 992	Site is wholly within a high risk flood zone
STH 01	Site is within the development boundary

## 7.82 Stanhoe (SVAH)

## 7.83 Stoke Ferry (KRSC)

### Stoke Ferry

#### *Key Rural Service Centre*

#### Description

**7.83.1** Stoke Ferry is situated on a rising, elevated site above the vale of the River Wissey. It is located 6.5 miles south east of Downham Market. The village centre has a pleasant urban character which is reflected in the designation of a Conservation Area for much of the village. The outlying areas provide a contrast with a peaceful rural quality. The older buildings display traditional two and three storey pitched roofs and consist of flint and yellow brick with pantile roofs.

**7.83.2** The Parish of Stoke Ferry has a population of 1,020<sup>(67)</sup>. The settlement has a good range of services and facilities including a surgery, school, bus route, Post Office, take away, pub and other employment and retail uses. The village provides a local employment base which has developed from its role in serving the local agricultural community.

**7.83.3** In relation to the landscape character the village is situated in the “Settled Farmland with Plantations” character type. This is defined in the Landscape Character Assessment<sup>(68)</sup> as having an intact mature landscape structure including intact hedgerows and woodland plantations. There are also views of plantations both within the area and in adjacent character areas. The landscape settings of the small villages are apparent and a moderate to strong sense of tranquillity exists throughout the area.

#### Strategic Background

**7.83.4** Stoke Ferry is designated as a Key Rural Service Centre by the Core Strategy and is considered to have a range of services and facilities to serve the existing community. The population pro-rata approach to the distribution of development suggests 14 additional dwellings are sought here. However, the Council considers the provisionally chosen sites could satisfactorily accommodate a little more, and that 15 dwellings, (at current standards 3 would be affordable dwellings) would be an appropriate number.

**7.83.5** Norfolk County Council has stated the local primary school could accommodate the planned growth in the village. Stoke Ferry Waste Water Treatment Works serves Stoke Ferry. Anglian Water has indicated there is capacity within the treatment works to accommodate for the proposed level of growth. With regards to the foul sewerage network, there may be some modest capacity within existing infrastructure depending on the specific site and level of housing. Otherwise developers would need to fund or part fund upgrades to the network. Development towards the

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67 Census Data 2011

68 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

eastern area of the village is within a cordon sanitaire for a sewage treatment works. This indicates there may be an amenity issues relating to odour for new residents if developing this part of the village.

**7.83.6** The area to the south east of Stoke Ferry is located in a medium to high flood risk zone next to the River Wissey. Part of the village overlies a Groundwater Vulnerability Zone therefore for development to take place extra care will be required to prevent new development causing groundwater pollution.

**7.83.7** Sand and gravel deposits have been identified in parts of the village but Norfolk County Council, as minerals planning authority, has indicated this would not prevent a small scale development below 1 hectare in size. However, Norfolk County Council encourage developers to explore opportunities to extract sand and gravel from development sites for use in the construction phases of development.

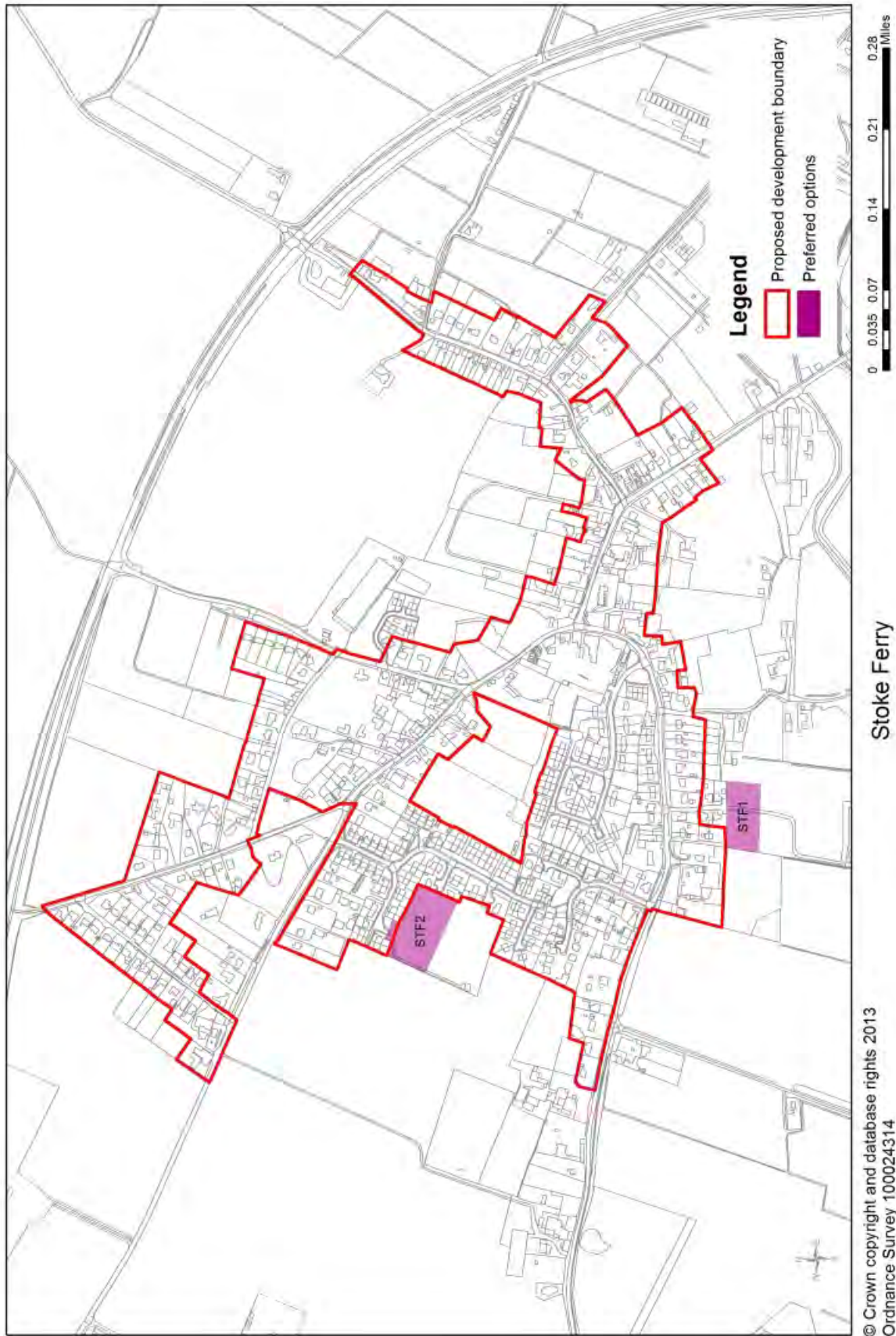
**7.83.8** Some other constraints have been identified within the village in relation to the presence of sewerage connections and also in access constraints but these have issues have been considered in relation to individual sites.

## **Response to Consultation**

**7.83.9** Stoke Ferry Parish Council support the development of Sites 147, 443, 951 & 772 and oppose development of Sites 565, 742, 210, 360, 491, 545, 1121, 572 & 170. The Parish Council have indicated land for allotments is required and Site 963 is partially suitable to accommodate for this. Further supporting information was received from agents and landowners to promote their proposals.



Preferred Options



## Site Allocations

### Draft Policy STF1 Land South of Lark Road/ Wretton Road

Land South of Lark Road/Wretton Road amounting to 0.4 hectares, as identified on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following:

1. Submission of details relating to the sewer that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water
2. Submission of an odour assessment, to the satisfaction of Anglian Water, in relation to any impacts on residential occupation of the site from the nearby sewage treatment works.
3. Development is subject to the demonstration of safe highway access that meets the satisfaction of the Highway Authority.
4. The site is within a Groundwater Vulnerability Zone. Accordingly, the developer is required to demonstrate how risks of pollution from development of the site will be avoided, following the requirements of the NPPF and, if appropriate the Environment Agency 'Guiding Principles for Land Contamination'
5. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.83.10** This site (part of submitted sites Ref. Nos. 210, 565, & 742) is located to the south west area of Stoke Ferry and situated immediately to the south of a new development cul-de-sac at Lark Road. The current proposed development boundary immediately abuts the site's northern boundary. The Council considers the site is suitable to accommodate 5 of the 15 residential units required in the settlement at a density consistent with that of the surrounding area.

**7.83.11** The site scored relatively highly in the Sustainability Appraisal due to its proximity to a range of services, in particular the local school. The land is currently in agricultural use (grade 3) and development on the site will form an extension onto Lark Road, which is considered the only suitable access point.

**7.83.12** There are no important landscape features on the site (e.g trees or hedgerows) however there is a path running across the centre of the site which could potentially be incorporated into the design of development. The site sits a distance from the Conservation Area, screened by development and it is not considered that development of the site would be of detriment to the character and appearance of this Heritage Asset.

**7.83.13** The majority of the views in to the site are limited to near distance from Lark Road and adjacent properties. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the north boundary. In the limited views that area available the site is seen in the context of the existing settlement.

**7.83.14** The following constraints must be resolved prior to development, a sewer crosses the site and therefore easement/ diversion may be required in consultation with Anglian Water. An odour assessment must be carried out to the satisfaction of Anglian Water to ensure any amenity issues relating to odour for new residents are overcome.

## Draft Policy STF2 Land at Bradfield Place

Land at Bradfield Place amounting to 0.6 hectares, as identified on the Policies Map, is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:

1. Submission of details relating to the water mains that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water
2. Development will be subject to safe access and visibility being achieved to the satisfaction of the local highways authority
3. The site is within a Groundwater Vulnerability Zone. Accordingly, the developer is required to demonstrate how risks of pollution from development of the site will be avoided, following the requirements of the NPPF and, if appropriate, the Environment Agency 'Guiding Principles for Land Contamination'
4. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.83.15** The site (part of submitted site Ref. No. 37) is located to the west of the settlement, outside of the Conservation Area and within fairly close proximity of village services. The site is situated to the rear of residential properties, with the northern and eastern boundaries abutting the current proposed development boundary. The Council considers the site is suitable to accommodate 10 of the 15 dwellings residential units required in the settlement at a density consistent with that of the surrounding area.

**7.83.16** The site is currently in agricultural use (Grade 3) and apart from a few hedgerows and trees to there are no other landscape features of importance within the site boundary. The Conservation Area sites a good distance from the site and due to the built form in the immediate vicinity of the site; it is not considered that development of the site would be of detriment to the character and appearance of Stoke Ferry Conservation Area. Norfolk County Council as local highways authority support development on this site providing safe access and visibility is achieved.

**7.83.17** The site is surrounding mainly by development on all sites, with the western boundary bordered by agricultural land. Views are limited to the near distance from adjacent roads and properties. In the wider views are available from the west the site is seen in the context of the existing settlement.

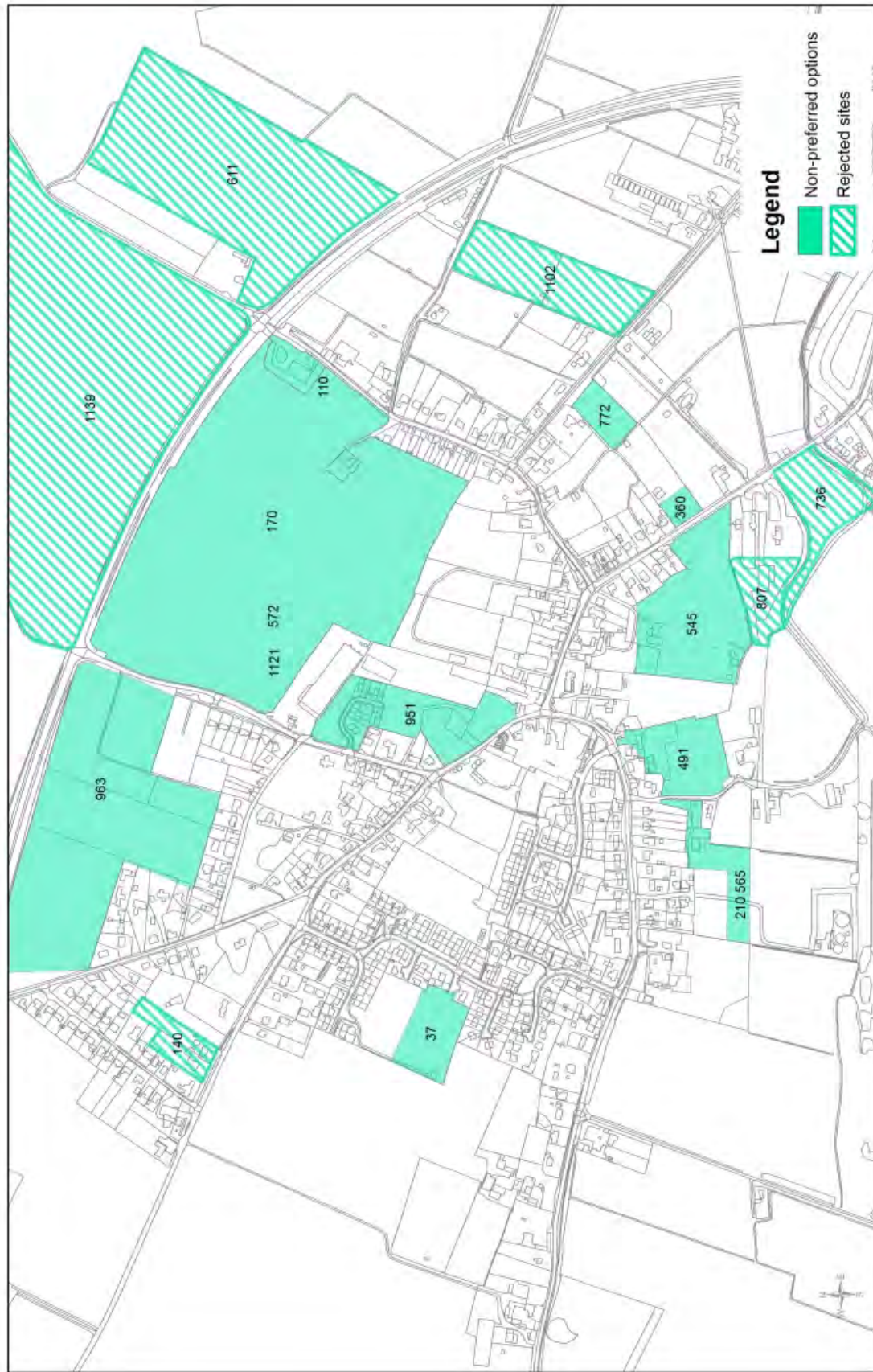
**7.83.18** There is one constraint which must be resolved prior to development in that a water main(s) cross the site and therefore easement/diversion may be required in consultation with Anglian Water.

**7.83.19** These site have been put forward as the Council's preferred options for development in Stoke Ferry. It is thought these sites are advantageous in comparison to other submitted sites as they will have less of a negative impact upon the landscape, are located close to services and not constrained by flood risk.

## Questions Key Rural Service Centre- Stoke Ferry

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation STF1?
3. Do you have any comments on the draft allocation STF2?
4. Is there a more suitable site to accommodate around 15 dwellings in Stoke Ferry than the preferred site? Why is this site more suitable?

## Details of the other sites considered



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Stoke Ferry

Preferred Options	Main comparative reason(s) for selection
STF1 (Part of site 210, 565 & 742)	Proximity to village services and facilities, in particular distance to the local school
STF2 (Part of site 37)	Development will be well integrated into the rest of the settlement Good highways access to the site
Non- preferred options	Main comparative reason(s) for not being selected
Site 37	Site is too large for planned village growth (part of the site is used as Preferred Option STF2)
Site 147, 443 & 951	Lack of confirmation of availability of the site
Site 110, 170, 572 & 1121	Poor highways access to the site
Site 210, 565 & 742	Site is too large for planned village growth (part of this site is used as Preferred Option STF1)
Site 360	Site would have a more negative impact on the landscape Distance from services compared to the preferred options Site partially within a high risk flood zone
Site 491	Site would have a more negative impact on the landscape than the chosen sites
Site 545	Site would have a more negative impact on the landscape Site is located partially within a high risk flood zone
Site 772	Site unsuitable on highways grounds Site is located partially within a high risk flood zone
Site 963	Site would have a more negative impact on the landscape
Rejected sites	Main reason for eliminating as not being 'reasonable options'
Site 140	Site is already being developed
Site 736	Site is detached from the main built up area of the village Site is located within a high flood risk zone
Site 611	Site is detached from the main built up area of the village Site is located within a high flood risk zone
Site 807	Site is detached from the main built up area of the village Site is located within a high flood risk zone



Site 1102	Site is detached from the main built up area of the village Site is located within a high flood risk zone
Site 1139	Site is detached from the main built up area of the village Site is located within a high flood risk zone

## 7.84 Stow Bardolph (SVAH)

## 7.85 Stow Bridge (SVAH)

## 7.86 Syderstone (RV)

### Syderstone

#### *Rural Village*

#### Description

**7.86.1** Set on a rising site above an extensive common, Syderstone is a small linear village situated in the north eastern area of the borough. The village contains many traditional character buildings of flint and red brick and contains a landmark feature: the round tower church of St. Mary's. The village contains very few facilities other than a pub. The school is located in nearby Blenheim Park. The settlement is not served by public transport links. Syderstone Parish has a population of 445<sup>(69)</sup>.

**7.86.2** Syderstone Common is a Norfolk Wildlife Trust nature reserve, and designated as an SSSI (Site of Special Scientific Interest). The Landscape Character Assessment<sup>(70)</sup> characterises the area surrounding Syderstone as part 'Rolling Open Farmland' and part 'Plateau Farmland'. The area is distinctly rural and peaceful which is partly due to its position away from more strategic road links.

#### Strategic Background

**7.86.3** Syderstone has an average population size and is very limited in services in comparison to other settlements designated as Rural Villages by the Core Strategy. The village is about 7 miles west of the town of Fakenham in bordering North Norfolk District which provides a good range of services and facilities. Based on the Councils preferred method of distributing new development (as outlined in the first section), Syderstone would receive an allocation of four new houses. In order to trigger the threshold for delivering affordable housing, the council would prefer to allocate five houses including one affordable home.

69 Census data 2011

70 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

**7.86.4** Norfolk County Council, as minerals planning authority, has indicated that sand and gravel deposits are present in most areas of the village but that this would not prevent a small scale development below 1 hectare in size. However, Norfolk County Council encourage developers to explore opportunities to extract sand and gravel from development sites for use in the construction phases of development.

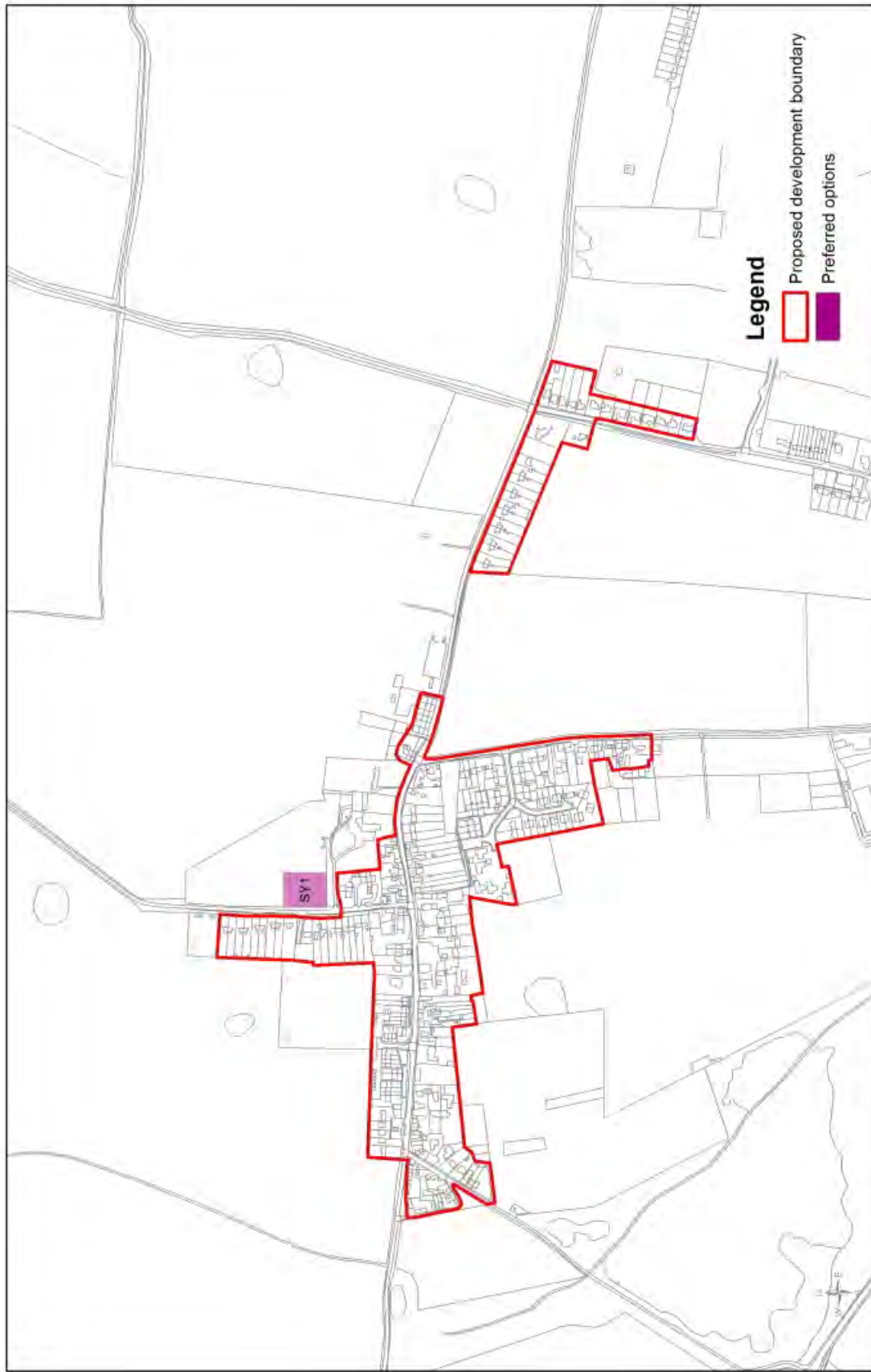
**7.86.5** The settlement is served by RAF Sculthorpe Waste Water Treatment Works. Anglian Water has not indicated that there would be any issues with existing capacity in the network to accommodate a small level of growth.

**7.86.6** The settlement is in a Groundwater Vulnerability Zone and accordingly extra care will be required to prevent new development causing groundwater pollution.

## **Response to the consultation**

**7.86.7** No comments were received from members of the public or Syderstone Parish Council. Additional information was submitted by agents and developers in support of sites they are promoting. Two agents showed support for the proposed development boundaries.

## Preferred Option



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Syderstone

## Site Allocation

### Draft Policy SY1 Land east of Creake Road

Land amounting to 0.3 hectares, as shown on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following:

1. Submission of details demonstrating safe access provision onto Creake Road;
2. Incorporation of a high quality landscaping scheme to the north and west boundaries to minimise the impact of the development on the wider countryside and the Grade 1 Listed Church of St. Mary;
3. Provision of affordable housing in line with current standards;
4. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination'.

## Justification

**7.86.8** The site is of a size that could accommodate five dwellings taking full regard of the form, character and density of development in the locality of the site. The site is in a fairly central location within the settlement and is within walking distance of the village centre. There are no constraints to access and the site offers several possible layout opportunities.

**7.86.9** All proposed sites are classed as agricultural grade 3 and therefore any development would result in a loss of productive agricultural land. However, only a small amount of land would be required due to the nominal amount of housing sought.

**7.86.10** English Heritage have expressed concern about the proximity of the site to the Grade 1 Listed Church and consider new development is likely to cause some harm to its significance if the whole site were developed. However, the site size has been reduced to mitigate potential harm and the policy contains a clause to ensure high quality landscaping will be delivered on the east and north boundaries which will provide a level of natural screening from the Church and the wider countryside.

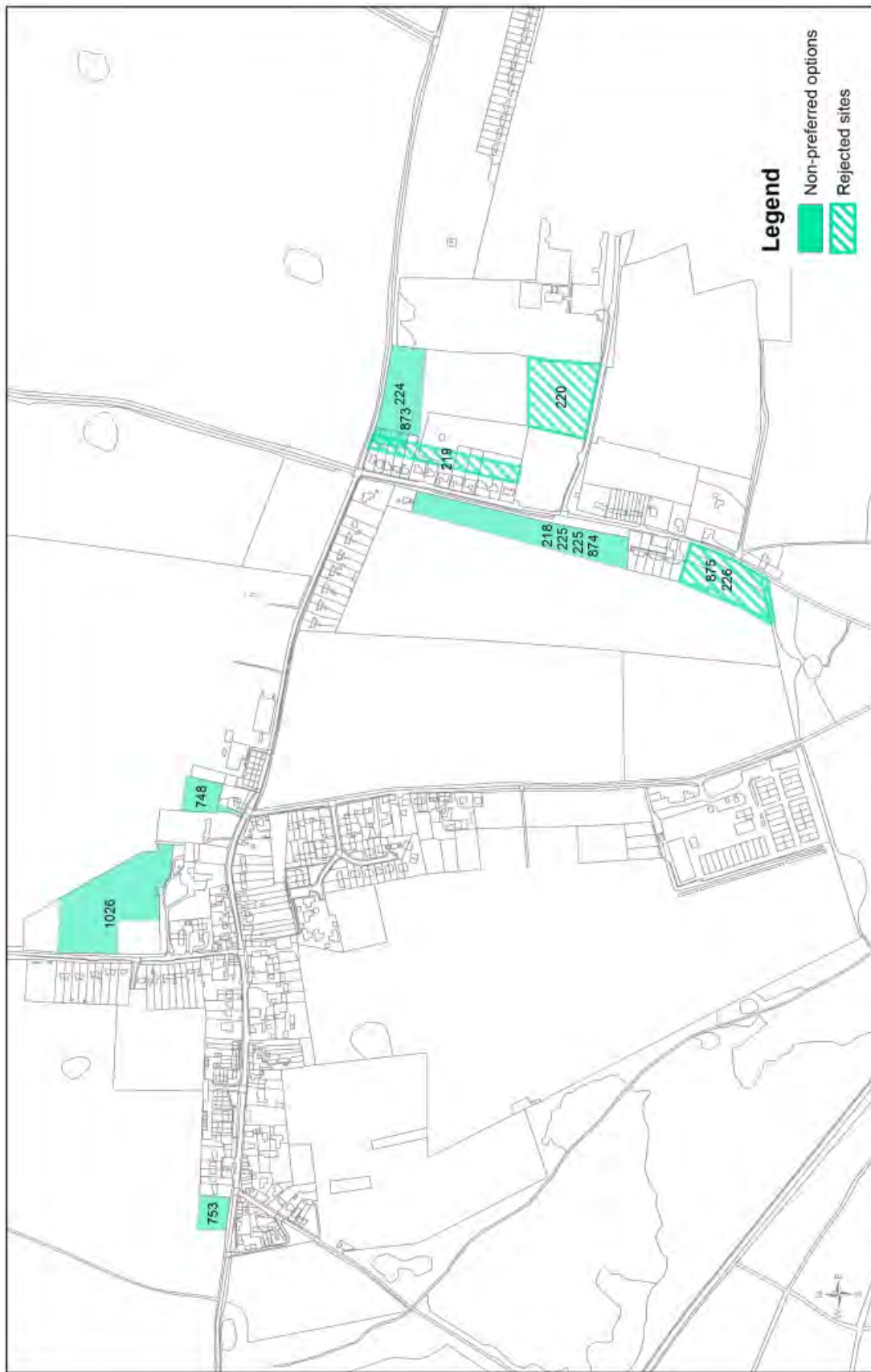
**7.86.11** The alternative option identified as preferred by the Sustainability Appraisal (site 748) is subject to issues with access and layout of the site which are constrained by the site's position, size and significant trees bordering the church. In comparison to site 748, development of site 1026 is less likely to impact on the historic setting of the church.

**7.86.12** The site runs parallel to frontage development on the western side of Creake Road and it is considered that development could take place without detriment to the form and character of the settlement by reflecting the existing development. However, a pole mounted transformer sits in a prominent road frontage position approximately 45 metres from the southern boundary of the

site and this may prevent such development, Alternatively, if the transformer prevents linear road frontage development, it may be possible to create a cul-de-sac development (reflecting the development to the immediate south of the site) with access off Creake Road at the south of the site.

**7.86.13** Whilst longer views of site 1026 are afforded than 748 these are primarily from Creake Road and the site would be read in the context of development on the opposite side of the road.

Detail of other options considered



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# Preferred Options for a Detailed Policies and Sites Plan

<b>Preferred Option</b>	<b>Main comparative reason(s) for selection</b>
<b>SY1</b> (1026)	Proximity to village services Safe access can be achieved  Space to accommodate five dwellings Potential adverse impacts on the setting of the Grade 1 Listed Church of St. Mary could be mitigated through sensitive design and reducing the site size, providing suitable screening at the eastern boundary
<b>Non-preferred Options</b>	<b>Main comparative reason(s) for not being selected</b>
<b>Site 748</b>	The access and layout of the site are constrained by the site's position, size and significant trees bordering the church. Development on the site would appear cramped and at odds with existing development around the church and is likely to have an unacceptable impact on the setting of the Grade 1 Listed Church of St. Mary.
<b>Site 753</b>	The site is less well integrated with the services that the settlement has to offer than either sites 748 or 1026.  Site could not accommodate 5 dwellings
<b>Site 225 / 218 / 874</b>	Site is on the outskirts of the village and is further from the village services than the preferred option
<b>Site 224 / 873</b>	Site is on the outskirts of the village and is further from the village services than the preferred option
<b>Rejected Sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
<b>Site 219</b>	Site undeliverable for housing as landowner proposed extensions to gardens
<b>Site 220</b>	Site away from the main built up area of village
<b>Site 226</b>	Site away from the main built up area of village
<b>Site 875</b>	Site away from the main built up area of village
<b>Site 876</b>	Site away from the main built up area of village

## 7.87 Ten Mile Bank (RV)

### Ten Mile Bank

#### *Rural Village*

#### **Description**

**7.87.1** Ten Mile Bank is situated approximately five miles south of Downham Market and eighteen miles south of Kings Lynn. It is situated on the west bank of the River Great Ouse between Denver and Littleport and has the only road crossing of the river between these two points. The river road between Denver and Littleport runs parallel to the main A10 London- Cambridge- King's Lynn road on the opposite side of the river. The village is part of Hilgay Parish with a population of 277 <sup>(71)</sup> and contains a school and bus service.

**7.87.2** Ten Mile Bank falls within "The Fens- Open Inland Marshes" character type<sup>(72)</sup>. This is defined as being characterised by a large scale landscape with extensive vistas and wide open skies evoking a strong sense of openness, exposure and isolation. Strong geometric and linear landscape patterning is defined by large scale intensive arable farming with extensive field units divided by a regular network of drainage ditches and dykes, long straight roads, large straight rivers and cut off channels. This is a largely unsettled landscape with villages and dispersed farmsteads with adjoining outbuildings.

#### **Strategic Background**

**7.87.3** Ten Mile Bank is designated as a Rural Village by the Core Strategy. The Council's preferred distribution of development between Rural Villages on a population pro-rata approach (see Distribution of Development Chapter) would indicate 3 additional dwellings for Ten Mile Bank. However, to optimise the development potential of the preferred site the Council considers 5 dwellings (including, at current standards, 1 affordable dwelling) to be an appropriate number.

**7.87.4** The whole of the settlement of Ten Mile Bank is within both Flood Zone 3 (high risk) and the Hazard Zone. At the previous consultation stage, 'Issues and Options', the Borough Council suggested that settlements wholly within either flood zones 2 and/or 3 and the hazard zones should not be allocated housing because of the risk. However, the responses to consultation suggested that this approach was overly restrictive, and would not deliver against the strategic needs identified by the Core Strategy. Following further consultation with the Environment Agency, the Borough Council considers that the need for additional housing Ten Mile Bank to help support existing facilities justifies housing allocations notwithstanding the flood risks.

**7.87.5** In terms of the sequential test (see NPPF paragraph 101), the housing required in Ten Mile Bank cannot be allocated in a lower degree of flood risk because the whole of the settlement is subject to such risk and there are not alternative, lower risk areas available. In terms of the

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71 Census Data 2011

72 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates



exceptions test (see NPPF paragraph 102), the Borough Council judges that the benefits of the housing in supporting the sustainability of the services and community of Ten Mile Bank outweigh the flood risk.

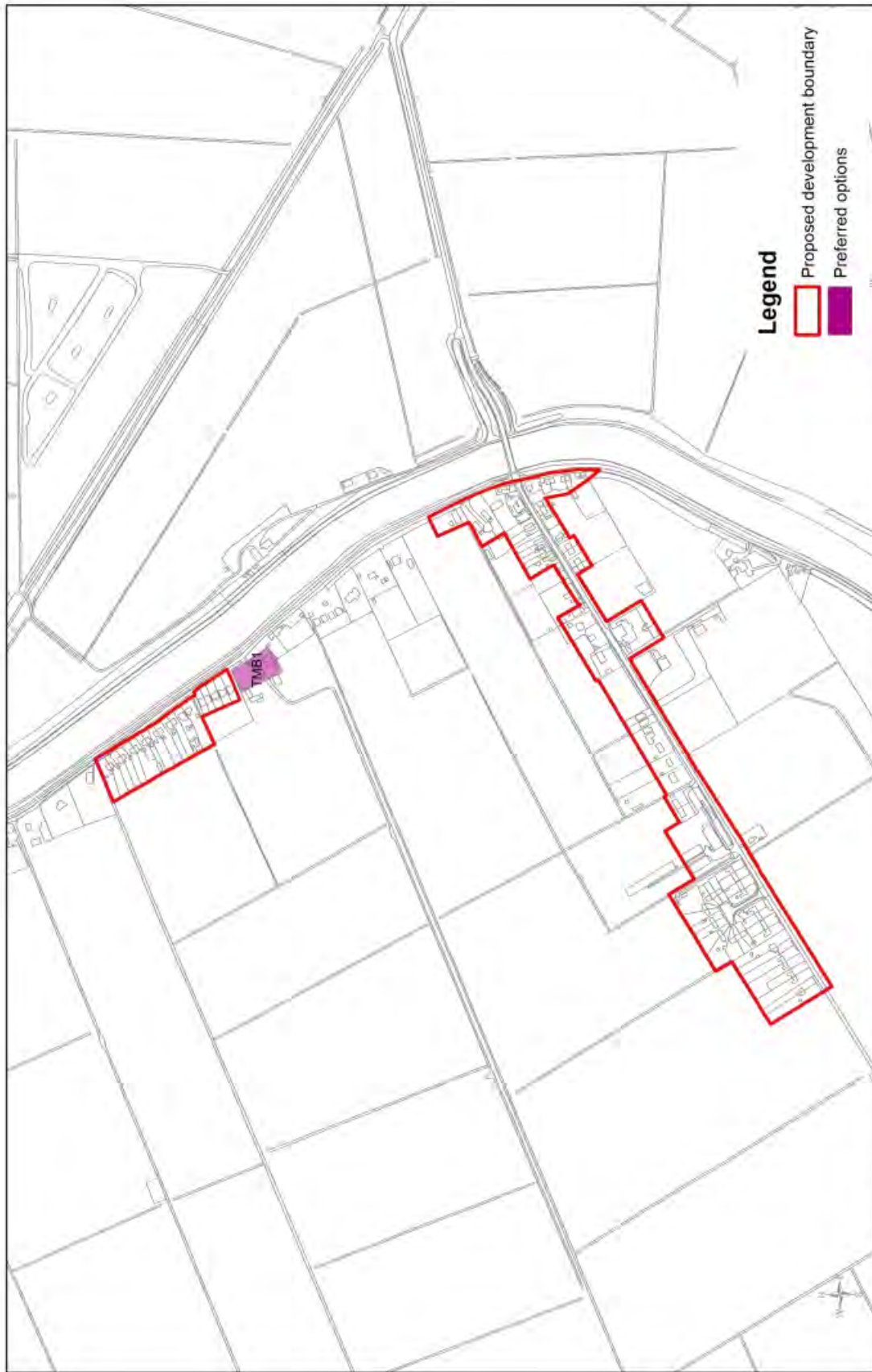
**7.87.6** In accordance with the NPPF development of sites will be subject to a site specific flood risk assessment and demonstration of the safety of the development, and are likely to require specific design measures to manage the residual risk.

**7.87.7** The settlement consists of high quality agricultural land (Grade 1) and the Council considers due to the modest scale of development and the need to allocate new dwellings, development on this agricultural land is justified.

## **Response to Consultation**

**7.87.8** The Council received some additional information supporting the previously submitted site and the submission of a new site. No comments from members of the public were received. Hilgay Parish Council commented that there are no suitable, available or deliverable sites in Ten Mile Bank as the village falls within a flood risk zone.

Preferred Option



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## Site Allocation

### TMB1 Land off Church Road

Land amounting to 0.5 hectares, as identified on the Policies Map, is allocated for the residential development of 5 dwellings. Development will be subject to compliance with the following:

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures).
2. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.87.9** The allocated site (whole of submitted site Ref. No. 1228) is situated towards the north of the settlement, opposite the River Great Ouse and adjacent to residential development in the form of detached houses. The site is used as agricultural land (grade 1) and contains some derelict farm buildings and a vacant bungalow, however the Council considers due to the location and potential of the site it is appropriate to develop on this land. Apart from the hedgerows to the south of the site there are no other landscape features of importance within the site boundary.

**7.87.10** The Council considers the site is suitable to accommodate the 5 residential units required in the settlement at a density consistent with the surrounding area. Given that the site is bordered on one side by development it would represent a natural extension to the village. Medium and long distance views from the wider landscape are possible from the south and west. However, in these views the site is seen in the context of the existing settlement.

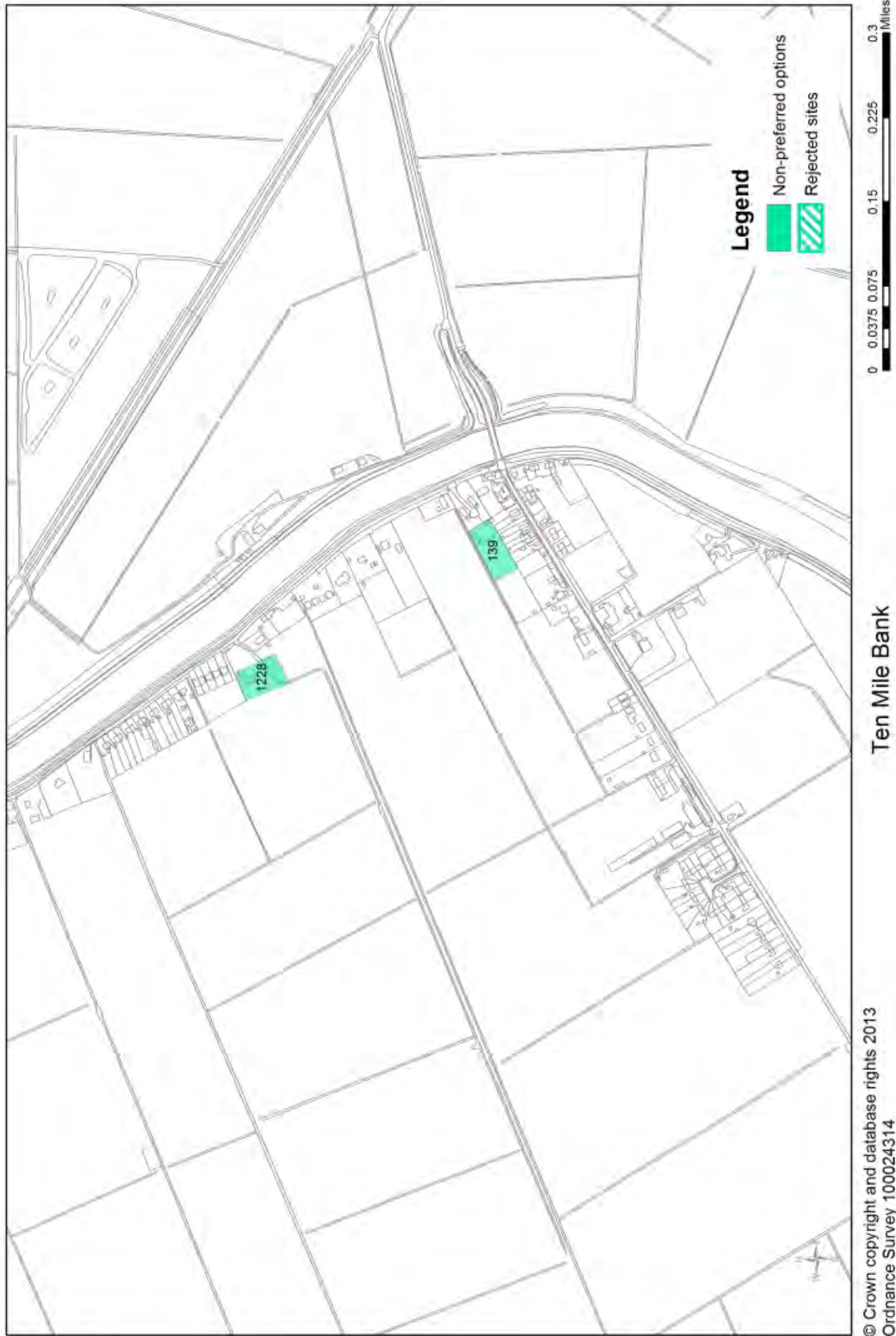
**7.87.11** Norfolk County Council as local highways authority are opposed to development on this site, commenting that the site is remote from services and facilities. The Council understands these concerns but is committed to providing small scale development in each Rural Village to support rural services and address affordable housing need. The Council hope to work with the local highways agency to resolve this issue.

**7.87.12** The Council considers this site to be favourable over the other site put forward in the settlement as it would form a natural extension to the settlement.

### Questions Rural Village- Ten Mile Bank

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation TMB1?

3. Is there a more suitable site to accommodate around 5 dwellings in Ten Mile Bank than the Council's preferred site? Why is this site more suitable?



Preferred Options	Main comparative reason(s) for being selected
TMB1 (Site 1228)	Site is well integrated into the surrounding settlement Development will form an infill into development to the settlement
Non-preferred Options	Main comparative reason(s) for not being selected
Site 139	Site would form backland development
Site 1228	Too large for planned village growth (part of the site is used as TMB1)
Rejected Sites	
No sites	

## 7.88 Terrington St. Clement (KRSC)

### Terrington Saint Clement

#### *Key Rural Service Centre*

#### Description

**7.88.1** Terrington Saint Clement is a relatively large marshland village situated to the north of the A17 Road, 7 miles west of King's Lynn. The village church known as the 'Cathedral of the Marshlands' dominates the surrounding fenland and forms the core of the village. The pattern of the village often follows the lines of sea defence banks and parts of the intervening spaces have been in-filled with development. The often mature landscape gives the village a rural feel which is enhanced by frequent glimpses of open countryside.

**7.88.2** A part of the settlement (north-east) is designated a Conservation Area to preserve and enhance its special architectural and historic quality. The predominant building materials in the village are red and brown brick with slate or pantile roofing.

**7.88.3** The settlement benefits from a range of services including a school, surgery, bus route, post office, pub, filling station and other employment and retail uses. The village and its importance as a centre for services and employment create a lively and active place. The population of the parish is 4,125<sup>(73)</sup>.

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73 2011 Population Census Data

**7.88.4** In relation to landscape, Terrington Saint Clements falls within the 'Drained Coastal Marsh'. This is defined in the Landscape Character Assessment<sup>(74)</sup> by a strong sense of openness, with open views towards a generally undeveloped coastal skyline. It is predominantly isolated and rural with open, panoramic views across the ever-changing nature of the seascape (The Wash) and an intricate network of inter-tidal habitats.

## Strategic Background

**7.88.5** Terrington Saint Clement is designated a Key Rural Service Centre in the Core Strategy because of the range of facilities available and its potential to accommodate growth to sustain the wider rural community. On a population pro-rotta basis (see the Distribution of Development section), Terrington Saint Clements is to receive an allocation of 55 new dwellings, including 11 affordable dwellings (at current standards) or its equivalent financial contribution.

**7.88.6** The Strategic Flood Risk Assessment identifies that Terrington Saint Clement is surrounded on all sides by Tidal Flood Zones 2 (medium risk) & 3 (high risk). The National Planning Policy Framework (paragraph 101) recommends that new development is located away from areas at higher degrees of flood risk using the sequential test. Development of sites in flood risk areas will be subject to a site specific flood risk assessment and demonstration of the safety of the development, and are likely to require specific design measures to manage the residual risk.

**7.88.7** Terrington St Clement Conservation Area forms the heart of the village, it is important that new development conserves and enhances the Conservation Area and its settings. The design and layout of developments on sites within or adjacent the Conservation Area must be sympathetic to these historic assets. Detailed assessment and consultation would be required at the application stage.

**7.88.8** Norfolk County Council indicates that the local primary school is almost at capacity and would likely require an expansion to accommodate the proposed growth. The Infrastructure Study<sup>(75)</sup> indicates that the infrastructure capacity could broadly accommodate the anticipated growth; however healthcare provision may need to be expanded if development exceeds 20 dwellings.

**7.88.9** Anglian Water advises that infrastructure upgrades and/or treatment would be required on some sites within the settlement in order to accommodate the proposed growth. However this is dependent on individual sites and the level of housing proposed. Site specific issues relating to sewers crossing sites is also identified. In such cases the site layout should be designed to take these into account by locating these existing infrastructures in highways or public open spaces. Where this cannot be achieved, diversion may be possible.

**7.88.10** Norfolk County Council indicates that Terrington Saint Clement is well located with good public transport links to King's Lynn and Spalding.

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74 King's Lynn & west Norfolk Landscape Character Assessment 2007

75 King's Lynn & West Norfolk Infrastructure Study 2010

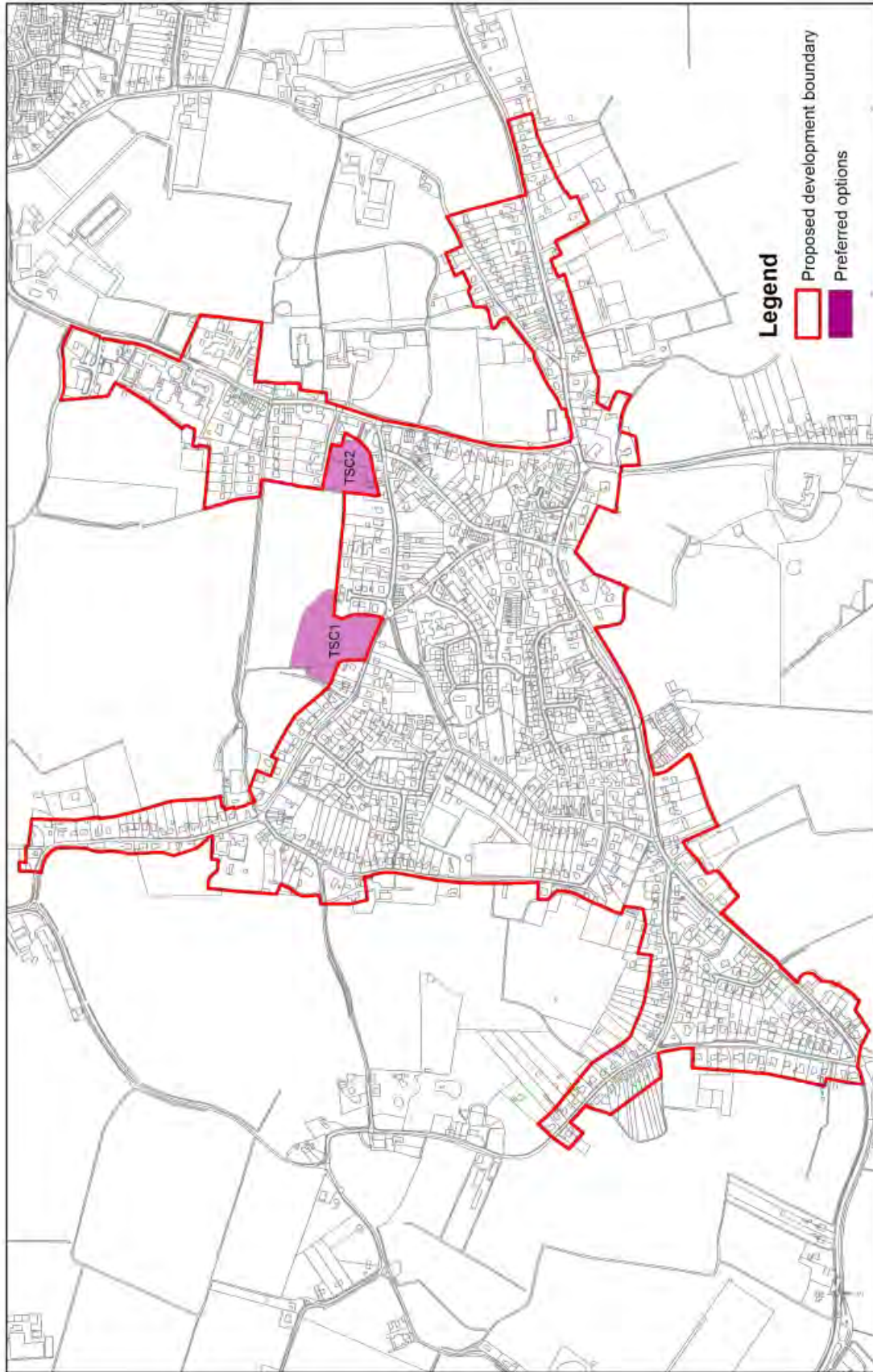
## Responses to 'Issues and Options' Consultation

**7.88.11** Terrington Saint Clement Parish Council made no comments during the consultation period. A few objections to additional development in Terrington St. Clements and to the proposed scale of development were made. Few comments queried the proposed development boundary and suggested amendments. One comment relating to the loss of agricultural land was also received. Additional information to promote individual sites was submitted by agents and landowners. Other site specific objections and support was expressed.

**7.88.12** The response to the consultation was not of a scale to suggest any one site was preferred for development.



Preferred Options



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Terrington St Clement

## Site Allocations

### Draft Policy TSC1 Land at Church Bank Chapel Road

**Land amounting to 1.6 hectares at Church Bank Chapel Road, as shown on the Policies Map is allocated for residential development of 38 dwellings. Development will be subject to compliance with all of the following:**

1. Development will be subject to the prior submission of a desk-based archaeological assessment of the site and proposed development.
2. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
3. The layout of the development would require suitable landscaping along the northern boundary of the site to minimise the visual impact of development on the landscape.
4. Submission of details relating to the sewer that crosses the site together with mitigation (easement/ diversion) to the satisfaction of Anglian Water;
5. Provision of affordable housing in line with the current standards.

### Site Description and Justification for Draft Allocation

**7.88.13** The allocated site (which includes part of Site 539) is situated to the north of the settlement immediately adjacent the proposed development boundary. The site comprises of Grade 1 (excellent quality) agricultural land. Although development would result in the loss of productive agricultural land, every other developable site in the settlement falls within the same category and the need for additional housing in the settlement outweighs this constraint.

**7.88.14** Other than boundary hedgerows there are no landscape features of importance on the site.

**7.88.15** The surrounding area mostly comprises of established housing development on all sides; to the south and partly to the east and west. Views are limited to near distance from adjacent roads and properties. Wider views are available from the north but in this view the site is seen in the setting of the existing development.

**7.88.16** Development on the site would partially constitute infill development, filling the gap between existing housing to its east and west. Its location within a built up area potentially minimises the visual impact of development on the landscape.

**7.88.17** The site scored highly in terms of sustainability; it is well integrated with the main built up area of the village and in close proximity to a number of services the village has to offer. This potentially could enhance the propensity to walk and cycle.

**7.88.18** The local highway authority identifies the site to be well located and whilst they have objected to a number of other sites in the settlement on the grounds of poor access, they have no objections to the allocation of the site but have however identified Chapel Road to be narrow.

**7.88.19** The size of the site is sufficient to accommodate 38 of the 55 dwellings sought in the settlement at a density that is consistent with the surrounding area.

**7.88.20** In line with the sequential test, the site is located in a lower flood risk area compared to other higher flood risk sites in the settlement. The appropriate mitigation measures would be required in line with the allocation policy above.

**7.88.21** The northern part of the site is an irregular shape due to other parts of site 539 been constrained by higher flood risk. To alleviate the visual impact of new development on the surrounding countryside, the allocation policy requires the use of suitable landscaping along this area. The layout and design of any development will be considered in detail at the planning application stage.

## **Draft Policy TSC2 Land Adjacent King William Close**

**Land amounting to 0.7 hectare north of Chapel Road as shown on the Policies Map is allocated for residential development of 17 dwellings. Development will be subject to compliance with all of the following:**

1. Submission of a Heritage Asset Statement that establishes that development would enhance and preserve the setting of the Conservation Area and the setting of the nearby Listed Building.
2. Submission of a detailed contamination assessment in accordance with the requirements of the NPPF and the Environment Agency's 'Guiding Principles for Land Contamination'.
3. Provision of affordable housing in line with the current standards.

## **Site Description and Justification for Draft Allocation**

**7.88.22** The allocated site (which includes Site 67/486/696) is situated to the north of the settlement, immediately adjacent the proposed development boundary. The site previously contained industrial buildings but this has since been demolished. Development of the site would allow the reuse of this previously used land thus reducing the pressure to build on productive agricultural land.

**7.88.23** Landscape features within the site include boundary hedgerows but no other landscape features of note.

**7.88.24** The site is located in a built up area and is largely surrounded on all sides by existing housing development. Views are limited to glimpses from adjacent roads and properties. There are few opportunities for long and medium distance views from the west but development would largely be viewed in the backdrop of the existing settlement.

**7.88.25** The site's eastern boundary immediately abuts Terrington Saint Clement Conservation Area, there is a Listed Building adjacent the site and access is proposed through the Conservation Area. Therefore, given its sensitive location, the design and layout of the development must be of a high standard that would conserve and enhance the setting of the Conservation Area and respect the settings of the Listed Building.

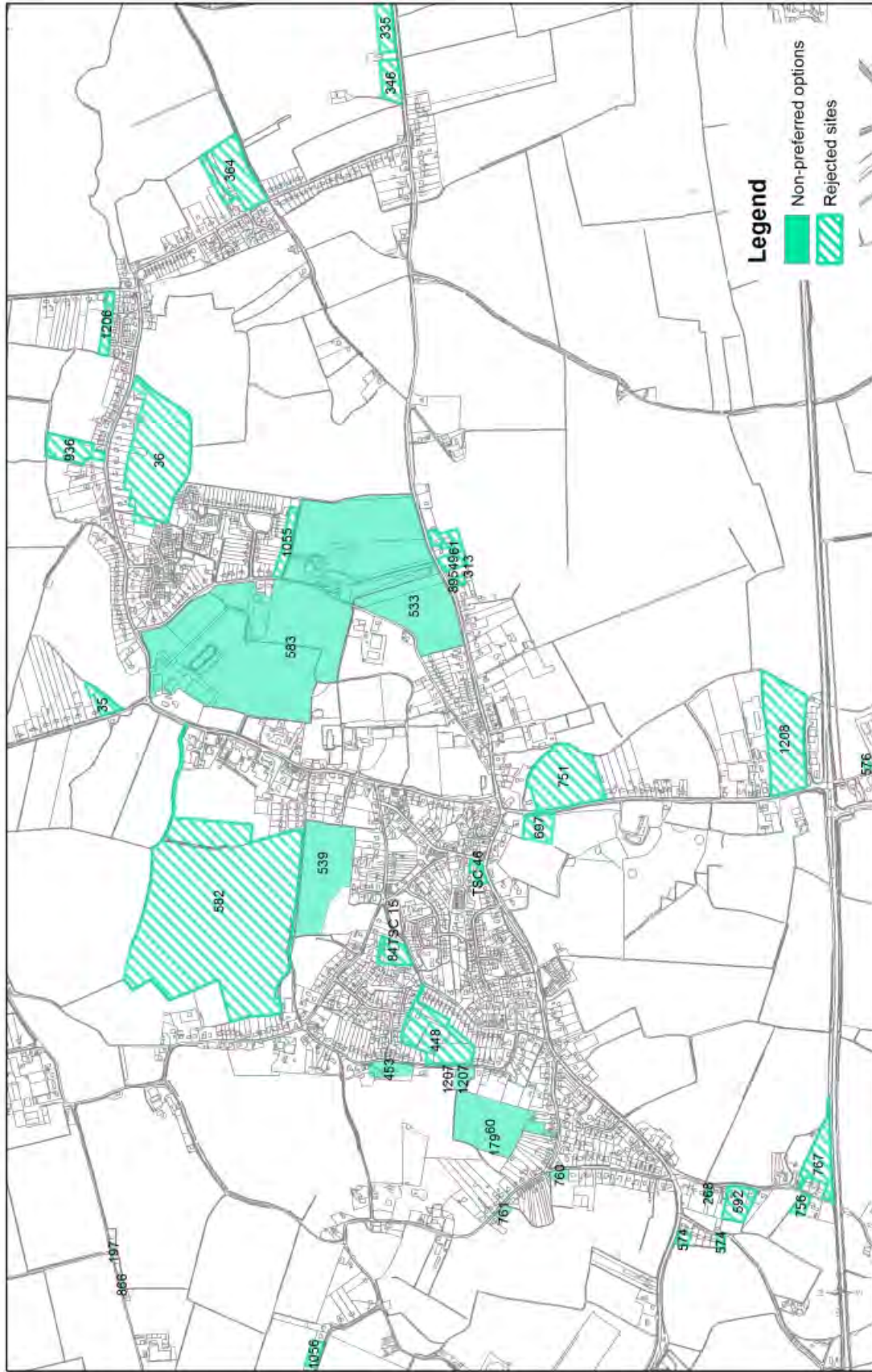
**7.88.26** This site is identified as the highest scoring site in terms of proximity to services; it is well located with good links and provides an opportunity for residents to walk or cycle to key village services. Safe access into the site can be achieved from King Williams Close as supported by the local Highway Authority.

**7.88.27** Whilst the eastern part of the site has been granted planning permission, allocating the entire site would help meet the housing need in the settlement and would also increase viability for the developer.

## **Questions Key Rural Service Centre - Terrington Saint Clement**

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation TSC1?
3. Do you have any comments on the draft allocation TSC2?
4. Is there a more suitable site(s) to accommodate around 55 dwellings in Terrington Saint Clement than the Council's preferred site(s). Why is this site(s) more suitable?

Details of other considered sites



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Terrington St Clement

<b>Preferred Options</b>	<b>Main comparative reason(s) for selection</b>
TSC 1 (Part of site 539)	Proximity to services.
TSC 2 (Site 67/486/696)	Proximity to services. Minimal visual impact on landscape.
<b>Non-Preferred Options</b>	<b>Main comparative Reason(s) for not being selected</b>
Part of Site 539	Site is partially within tidal flood zone 3.
Site 1207	Distance to services.
Site 533/583	Completely within tidal flood zone 3. Development would result in the loss of employment use.
Site 60/179	Lack of suitable highway access.
Site 453	Lack of suitable highway access. Potential negative visual impact on the landscape.
Site 760	Distance to services.
Site 761	Distance to services.
<b>Rejected Sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 35	Site is detached from the main built up area of the village.
Site 36	Site is detached from the main built up area of the village.
Site 49	Site is detached from the main built up area of the village.
Site 61	Completely within tidal flood zone 3. Site is detached from the main built up area of the village.
Site 197	Completely within tidal flood zone 3. Site is detached from the main built up area of the village.

# Preferred Options for a Detailed Policies and Sites Plan

Preferred Options	Main comparative reason(s) for selection
Site 313	Completely within tidal flood zone 3. Site is detached from the main built up area of the village.
Site 335	Completely within tidal flood zone 3. Site is detached from the main built up area of the village.
Site 364	Completely within tidal flood zone 3. Site is detached from the main built up area of the village.
Site 574	Detached from the main built up area of the village.
Site 576	Detached from the main built up area of the village.
Site 582	Largely constrained by tidal flood zone 3. Poor access.
Site 592	Detached from the main built up area of the village.
Site 697	Largely within tidal flood zone 3.
Site 751	Completely within tidal flood zone 3.
Site 756	Detached from the main built up area of the village.
Site 767	Detached from the main built up area of the village.
Site 808	Detached from the main built up area of the village.
Site 866	Detached from the main built up area of the village. Completely within tidal flood zone 3.
Site 867	Detached from the main built up area of the village. Completely within tidal flood zone 3.
Site 895	Detached from the main built up area of the village. Completely within tidal flood zone 3.

Preferred Options	Main comparative reason(s) for selection
Site 936	Detached from the main built up area of the village.
Site 1055	Detached from the main built up area of the village. Completely within tidal flood zone 3.
Site 1056	Detached from the main built up area of the village.
Site 1057	Detached from the main built up area of the village.
Site 346	Detached from the main built up area of the village.
Site 1206	Detached from the main built up area of the village.
Site 1208	Detached from the main built up area of the village.
Site 268	Detached from the main built up area of the village.
Site 84	The site lies within the development boundary and is therefore capable of being developed without the need for allocation.
Site TSC15	The site lies within the development boundary and is therefore capable of being developed without the need for allocation.
Site 448	The site lies within the development boundary and is therefore capable of being developed without the need for allocation.
Site TSC 46	The site lies within the development boundary and is therefore capable of being developed without the need for allocation.

## 7.89 Terrington St. John, St. John's Highway & Tilney St. Lawrence (KRSC)

### Terrington Saint John, Saint Johns Highway and Tilney Saint Lawrence

#### *Key Rural Service Centre*

#### **Description**

**7.89.1** Terrington Saint John is a marshland village situated to the south of the main A47, six miles to the west of King's Lynn, with a population of 891<sup>(76)</sup>. Extensive, flat plains of fertile agricultural land surround the village. The character of Terrington St. John owes a great deal to the use of local traditional materials in the construction of its older buildings include orange, red and brown brick, pantiles and Welsh slate.

76 2011 Population Census Data



**7.89.2** St. John's Highway is a linear settlement which has been extended to a more rectangular form over the years. The main road divides the settlement. However, away from the major road, the harmony of the built form and materials, coupled with extensive hedgerows and groups of mature trees, give the village a pleasing overall character. The predominant construction materials are red / buff brick with either slate or pantiles.

**7.89.3** Tilney Saint Lawrence is a scattered settlement that is situated approximately 9.7 miles west of King's Lynn. The village comprises of four areas of development with a focus around the Saint John's Road / School Road crossroads which has a semi-rural character. Most of the village services and facilities are located in this part of the village. The most extensive development has taken place along St. John's Road in the village. The predominant construction materials are red brick with either slate or pantiles. The parish population was recorded as 1,576 in the 2011 Population Census.

**7.89.4** Terrington Saint John, Tilney Saint Lawrence and Saint John's Highway together benefits from a range of facilities which include a surgery, school, bus route, post office, pub, filling station, church and other employment and retail uses.

**7.89.5** In relation to landscape, Terrington St. John, Tilney St. Lawrence and St John's Highway fall within the 'Drained Coastal Marsh'. The Landscape Character Assessment<sup>(77)</sup> defines this as having a strong sense of openness, with open views towards a generally undeveloped coastal skyline. It is predominantly isolated and rural with open, panoramic views across the ever-changing nature of the seascape (The Wash) and has an intricate network of inter-tidal habitats.

## Strategic Background

**7.89.6** Terrington Saint John, Tilney Saint Lawrence and Saint John's Highway are designated a joint Key Rural Service Centre in the Core Strategy due to the way that they function together. Collectively they have the potential to accommodate growth to sustain the wider rural community. On a population pro-rotta basis (see Distribution of Development section) the settlements would be allocated a total of 35 new dwellings. However no suitable site has been identified in the settlement in terms of form, character, flood risk constraints and access. Therefore in view of the lack of a clear preferred site, no site has been allocated at this stage.

**7.89.7** The Strategic Flood Risk Assessment identifies that Terrington Saint John, Tilney Saint Lawrence and Saint John's Highway are located partially within tidal flood zone 2 (medium risk) and partially within fluvial flood zone 3 (high risk). The National Planning Policy Framework (see paragraph 101) recommends that new development is located away from areas at higher risk of flood using the sequential test.

**7.89.8** Norfolk County Council indicates that the local schools have sufficient capacity to accommodate the proposed growth.

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77 King's Lynn & West Norfolk Landscape Character Assessment

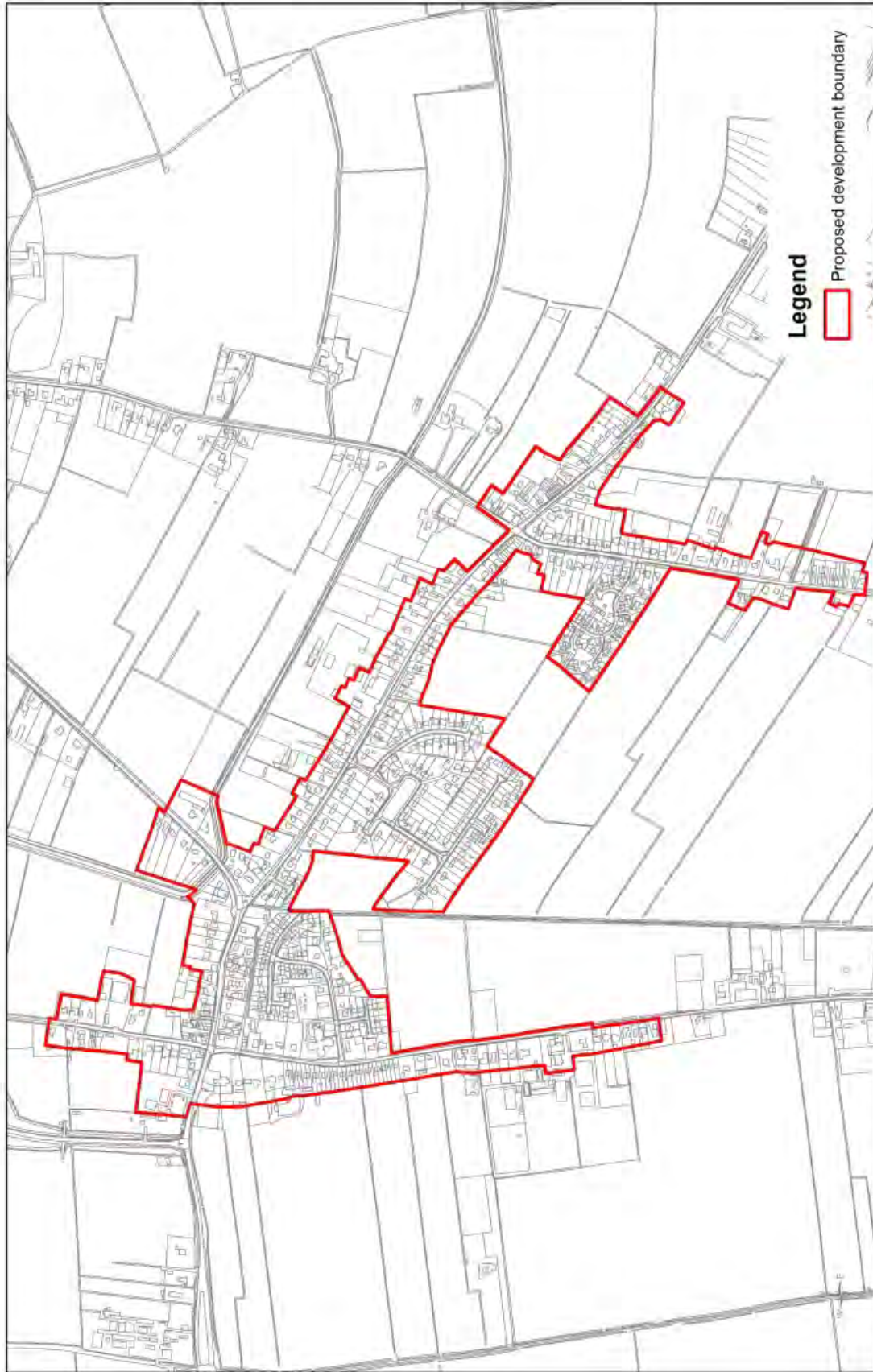
## Response to 'Issues and Options' Consultation

**7.89.9** Tilney Saint Lawrence Parish Council proposed an additional site (1217) to be considered for development. Additional information was submitted by agents and landowners to promote individual sites. Other comments to support or object to specific sites was also received.

### **Questions Key Rural Service Centre - Terrington St. John, St. John's Highway and Tilney St. Lawrence**

1. Do you have any comments on the proposed development boundary?
2. Do you know of a suitable site which could accommodate around 35 dwellings in Terrington St. John, St. John's Highway and Tilney St. Lawrence? If so, please submit details.

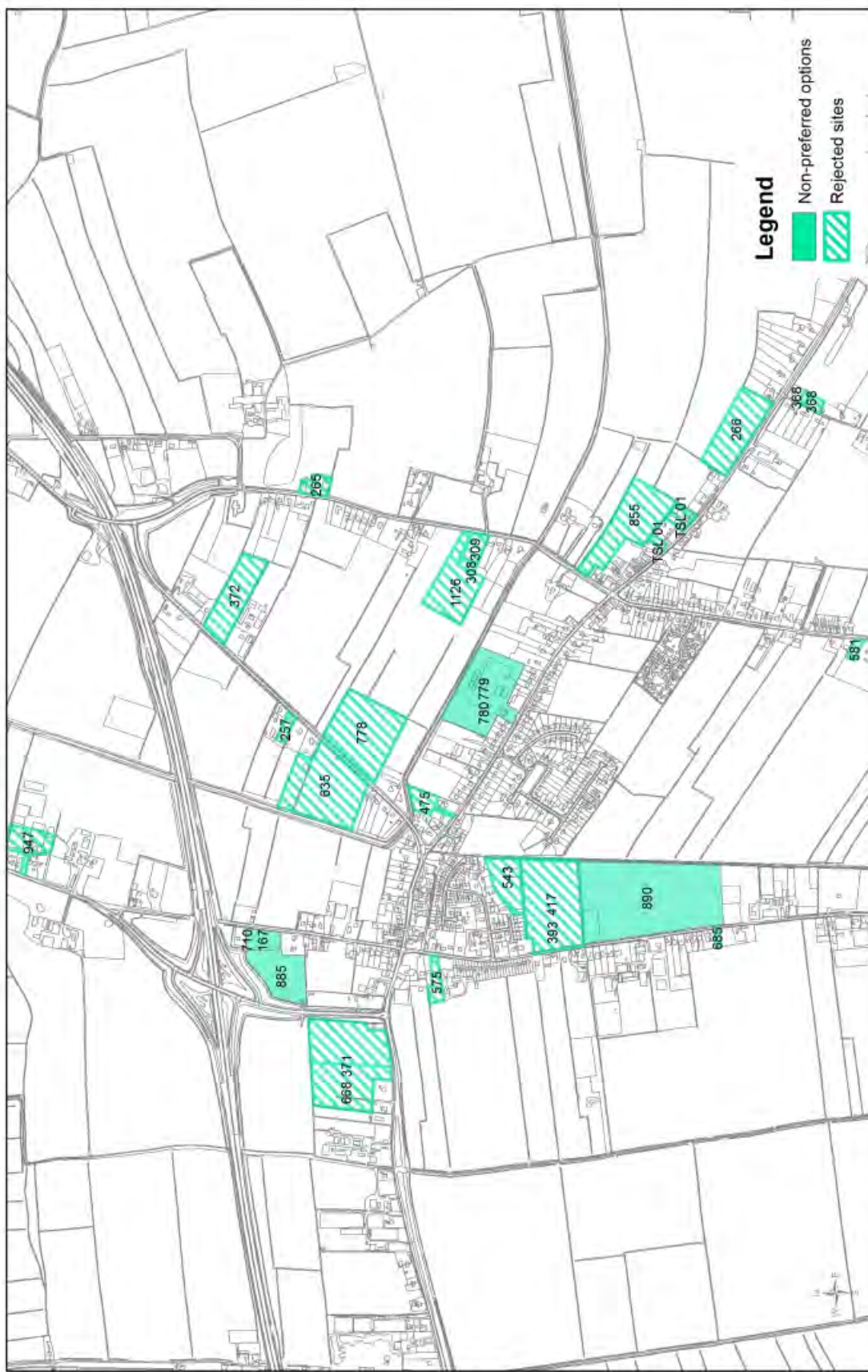
Preferred Option



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Terrington St John,  
St John's Highway and Tilney St Lawrence

Details of other considered sites



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Terrington St John,  
St John's Highway and Tilney St Lawrence

# Preferred Options for a Detailed Policies and Sites Plan

<b>Non-Preferred Options</b>	<b>Main comparative Reason(s) for not being selected</b>
Site 885	Significant noise issues from the nearby A47 trunk road. The site is slightly remote from the main built up area of the settlement
Site 710	Significant noise issues from the nearby A47 trunk road. The site is slightly remote from the settlement.
Site 167	Significant noise issues from the nearby A47 trunk road. The site is slightly remote from the settlement.
Site 890	Large part of the site is within fluvial flood zone 3 and therefore fails the principles of the sequential test. Site is not well integrated with the main built up area of the village.
Site 779	Site has subsequently been granted planning permission.
<b>Rejected Sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 371	The site is detached from the main built up area of the village.
Site 393	Lack of further information on flood mitigation measures.
Site 417	Lack of further information on flood mitigation measures.
Site 543	Lack of further information on flood mitigation measures.
Site 575	The site is too small for the planned village growth.
Site 668	The site is detached from the main built up area of the village.
Site 685	The site is wholly within fluvial flood zone 3 and therefore fails the sequential test.
Site 947	The site is detached from the main built up area of the village.
Site 341	The site is detached from the main built up area of the village. The site is wholly within the flood hazard zone and therefore fails the sequential test.

Site 265	The site is detached from the main built up area of the village.
Site 266	The site is detached from the main built up area of the village. Site is wholly within fluvial flood zone 3 and therefore fails the sequential test.
Site 308	The site is detached from the main built up area of the village. Site is wholly within fluvial flood zone 3 and therefore fails the sequential test.
Site 309	The site is detached from the main built up area of the village. Site is wholly within fluvial flood zone 3 and therefore fails the sequential test.
Site 368	The site is detached from the main built up area of the village. The site is wholly within fluvial flood zone 3 and therefore fails the sequential test.
Site 372	The site is detached from the main built up area of the village.
Site 475	Potential negative impact on the amenity of neighbouring dwellings. Lack of further information on flood mitigation measures.
Site 581	Site is wholly within fluvial flood zone 3 and therefore fails the sequential test. Site is too small for the planned village growth.
Site 635	Lack of further information on flood mitigation measures.
Site 778	Lack of further information on flood mitigation measures.
Site 855	Site is within fluvial flood zone 3 and therefore fails the sequential test.
Site 1126	Site is detached from the main built up area of the village.
Site TSL 01	Site is within fluvial flood zone 3 and therefore fails the sequential test. Site is within the development boundary.

Site 257	Site is detached from the main built up area of the village.  Site is too small for the planned village growth.
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## 7.90 Thornham (RV)

### Thornham

#### *Rural Village*

#### Description

**7.90.1** Thornham is a linear coastal settlement located approximately four miles from the main town of Hunstanton. The village contains a shop, two pubs and a GP surgery but no school. Thornham parish has a population of 496<sup>(78)</sup>. Thornham is linked to other coastal villages via the Coasthopper bus route along the A149 which interchanges in Hunstanton and Wells-next-the-Sea.

**7.90.2** Thornham attracts seasonal tourists due to its accessibility on the main coastal route (A149) and due to its position within Norfolk Coast AONB and directly on the Norfolk Coast Path. The village contains some traditional and modern development, often constructed with white clunch, flint, red brick and red clay pantiles and has a designated Conservation Area. The village is characterised by open coastal mashes to the north and the area includes a dynamic patchwork of saltmarsh and mudflats, dissected by a complex network of ditches, creeks and lagoons along the coastal fringe. There are open panoramic views towards the coast from northern parts of the village.

#### Strategic Background

**7.90.3** Thornham has an average population size and an average number of services in comparison to other settlements designated as Rural Villages by the Core Strategy, although it has no primary school. The settlement is in a sensitive location within the Area of Outstanding Natural Beauty and adjacent to the coastline which has many international designations to protect its environmental, biodiversity and heritage significance. As such, development must be particularly sensitive both in terms of visual impact and the impact new residents could have on the immediate surroundings. Based on the Council's preferred method of distributing new development (as outlined in the first section), Thornham would receive a total allocation of five new houses including one affordable home.

**7.90.4** Norfolk County Council as Highways Authority would object to development on all proposed sites as they consider the local highway network cannot support additional vehicles as Green Lane and the junction onto the A149 is too narrow with no realistic ability to achieve adequate footway links. The Council understands these concerns but is committed to providing small scale development in each Rural Village to support rural services and address affordable housing need.

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78 Census data 2011

As such, it is considered the addition of five dwellings will not cause a significant adverse strain on the surrounding highway network and hope to work with Norfolk County Council to resolve this issue.

**7.90.5** Heacham Waste Water Treatment Works serves Thornham and surrounding settlements. There is seasonal population fluctuation due to holidaymakers in Hunstanton and Heacham. Anglian Water have identified that for new growth to be accommodated they may seek upgrades to the treatment works depending on the specific sites for development and the overall level of housing. A new flow consent would be required. With regards to the foul sewerage network, there may be some modest capacity within existing infrastructure, again depending on the specific site and level of housing. Otherwise developers would need to fund or part fund upgrades to the network.

**7.90.6** The settlement is in a Groundwater Vulnerability Zone and accordingly extra care will be required to prevent new development causing groundwater pollution.

**7.90.7** Natural England have indicated concern about the impact of development on Natterjack Toads which are present in and around Thornham. The Council would require a Protected Species Assessment to further understand this issue. To minimise any adverse impact from construction on the North Norfolk Coast Special Protection Area (SPA), conditions will be issued to limit construction outside of bird breeding season.

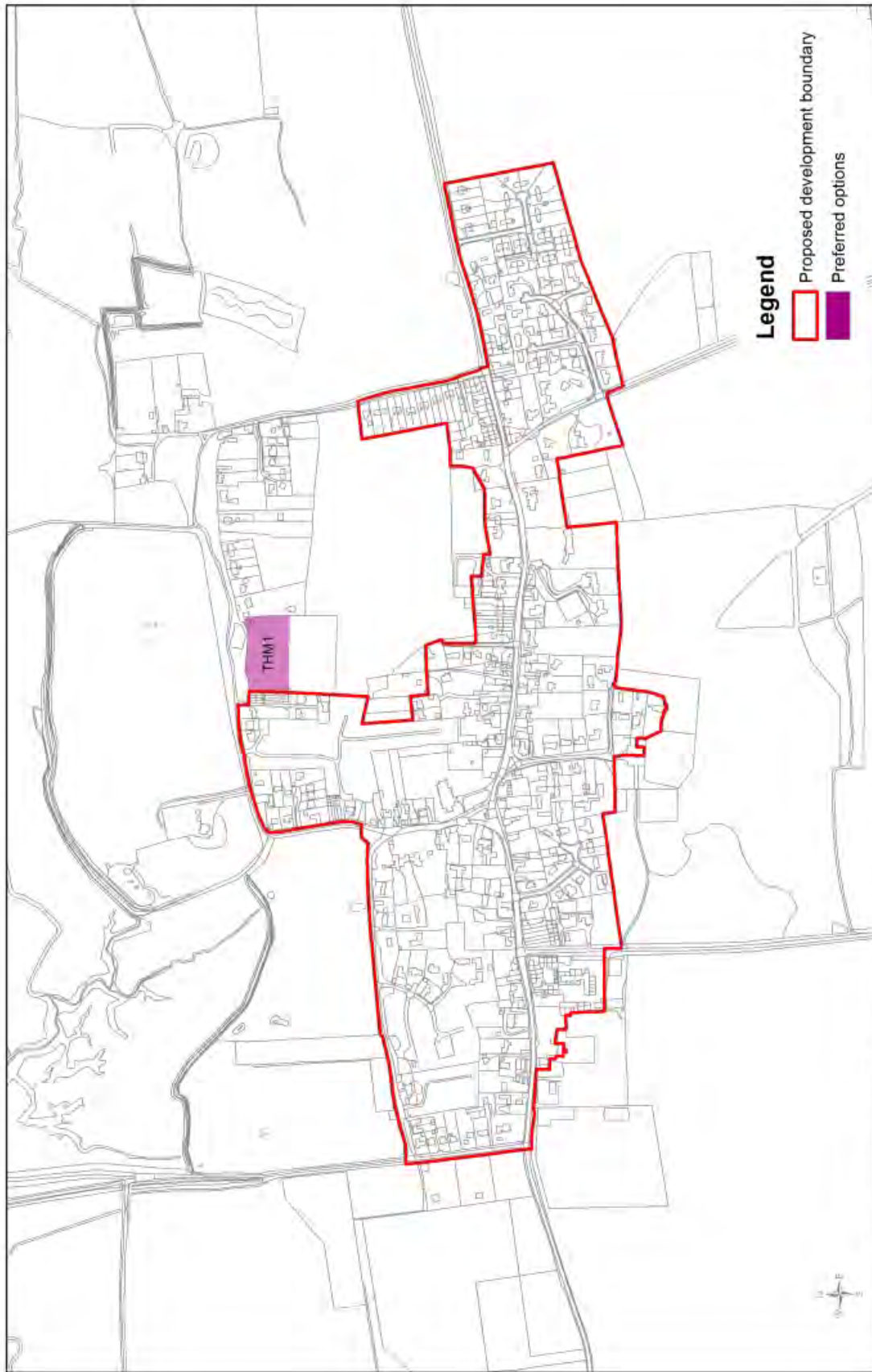
**7.90.8** English Heritage have also raised concern about the potential adverse impact of development on Thornham Conservation Area.

## **Response to the consultation**

**7.90.9** No comments were received from members of the public or from Thornham Parish Council. One agent amended the boundary of the site they were promoting and provided additional supporting information.



Preferred Option



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Thornham

## Site Allocation

### Draft Policy THM1 Land off The Green

**Land amounting to 0.6 hectares, as shown on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following:**

1. Provision of safe vehicular and pedestrian access onto The Green;
2. Submission of details of suitable screening should be provided that satisfies the Borough Council and its partners that the screening will be provided and maintained prior to construction. Opportunities to retain established shrubs trees, hedgerows and the pond should be explored to provide natural screening.
3. Submission of a Protected Species Assessment that satisfies the Borough Council and its partners that there are no Natterjack Toads either on the site or adjacent to the site any therefore may be affected by development of the site;
4. Submission of an Ecological Study that establishes that either:
  - i) there would be no negative impact on flora and fauna;
  - or, if any negative impacts are identified, establishes that:*
  - ii) these [negative impacts] could be suitably mitigated against;
5. Submission of a suitable construction plan that satisfies the Borough Council and its partners that development would occur outside of the breeding bird season;
6. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the Area of Outstanding Natural Beauty and the setting of Thornham Conservation Area;
7. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination';
8. Provision of affordable housing in line with current standards.

## Justification

**7.90.10** The site (part of submitted site Ref. No. 186/187) is the preferred option as it would offer the opportunity to provide small scale development on an infill plot adjoining development to the east and west. The site is part of a former playing field, but a new village hall and cricket pitch have recently been developed in the village. Whilst the undeveloped land south of the preferred area for allocation is used for arable farming (agricultural classification grade 3), development in this location would not result in the loss of productive agricultural land, and it is not used to access the field.

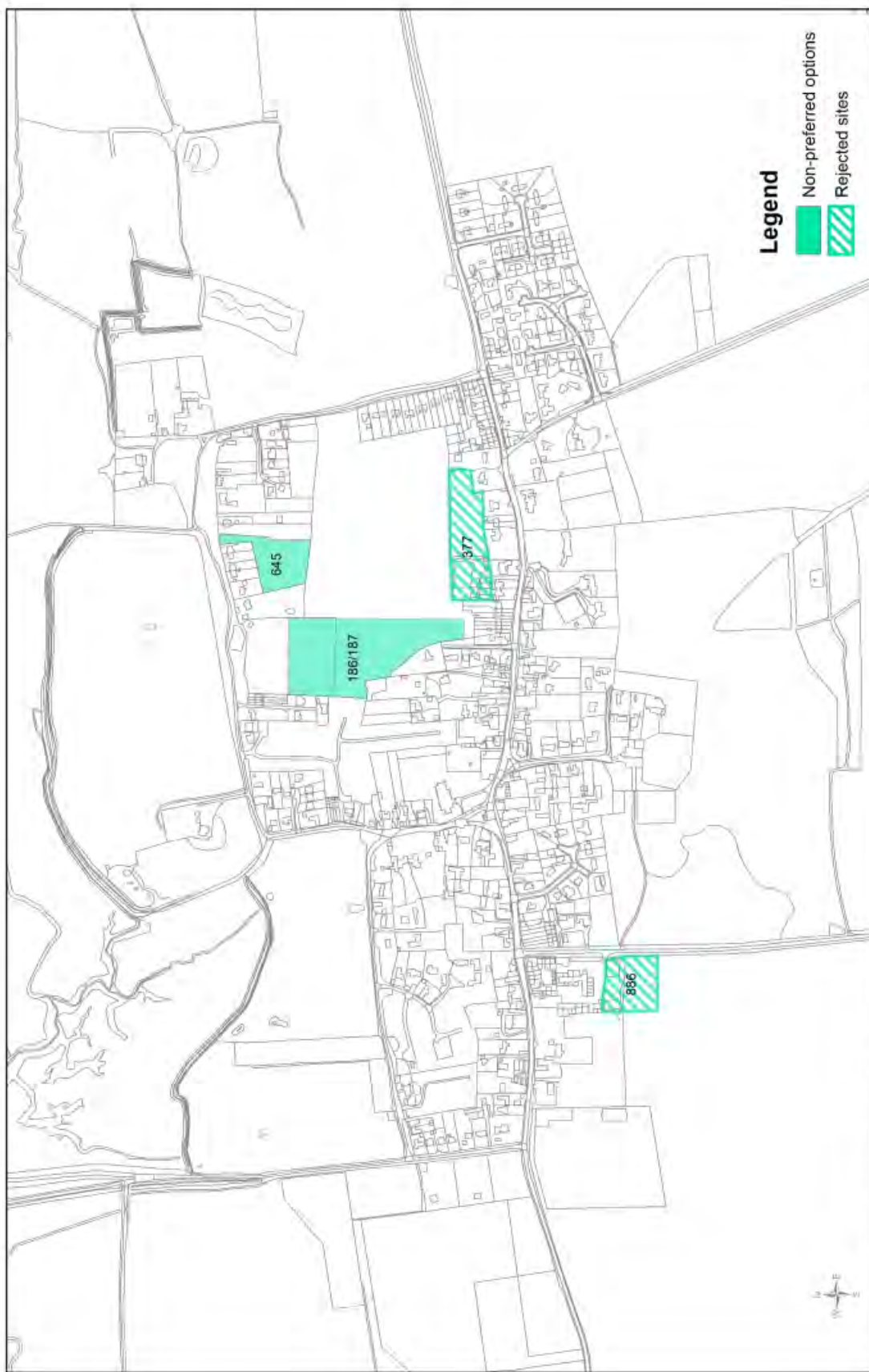
**7.90.11** Thornham Conservation Area lies to the south of the site and is separated by the agricultural land. The policy contains a clause to ensure that new development will be screened from the Conservation Area, to ensure that it will have no adverse impact on its setting. The site is adjacent to the highly protected undeveloped coastline and the whole of Thornham village is within the Area of Outstanding Natural Beauty (AONB). Due to the location of the site within the central village area, adjacent to existing development and the nominal number of new houses sought it is not thought that development will cause an adverse impact on the AONB designation. Additionally the policy seeks to deliver a high quality scheme which is designed sensitively to minimise any adverse visual impact on the surrounding area. The Appropriate Assessment for the plan establishes the impact of new development on The Wash Special Area of Conservation and identifies appropriate mitigation strategies.

**7.90.12** Housing affordability is a key issue for local people within settlements in the Area of Outstanding Natural Beauty. Cumulatively, new allocations will increase choice in the market and enable some new affordable housing to benefit local residents. An allocation of five houses on the preferred site would enable the delivery of one affordable home.

## Questions Rural Village - Thornham

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation?
3. Is there a more suitable site to accommodate around 5 dwellings in Thornham than the Council's preferred site? Why is this site more suitable?

Detail of other sites considered



Thornham

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Preferred Option	Main comparative reason(s) for selection
<p><b>THM1</b> (186/887)</p>	<p>Surrounded by development on two sides (west and east), therefore offers the opportunity for a continuation of linear development along The Green on an infill plot</p> <p>Land is currently under utilised as new playing fields have been developed elsewhere in the village</p> <p>Development at this location would not constrain access for agricultural vehicles.</p> <p>Safe access can easily be obtained onto The Green</p>
Non-preferred Options	Main comparative reason(s) for not being selected
<p>Site 645</p>	<p>Access to the site is constrained by a narrow entrance.</p> <p>The size, shape and isolated entrance to the plot would result in a development which does not relate to the form and character of surrounding development which comprise substantial detached dwellings fronting onto The Green.</p> <p>There are no material reasons why this site should be allocated over the preferred site.</p>
Rejected Sites	Main reason for eliminating as not being 'reasonable options'
<p>377</p>	<p>No identified access</p>
<p>886</p>	<p>Further development in this location (southern entrance to village, surrounded by countryside on three sides is likely to be obtrusive in the landscape and have an adverse impact on the visual amenity of the Area of Outstanding Natural Beauty</p> <p>However, there is potential to redevelop any redundant agricultural buildings for other uses</p>

## 7.91 Three Holes (RV)

### Three Holes

#### *Rural Village*

#### Description

**7.91.1** Three Holes is situated to the south of Upwell, as the A1101 bridges the Middle Level Main Drain. The settlement is linear and sprawling in form along the A1101 Main Road and is located eight miles south of Wisbech. The village is part of Upwell Parish and contains a shop, commutable bus route and employment uses.

**7.91.2** The village lies between two landscape types. “The Fens- Settled Inland and Marshes”, within a backdrop of arable farmland and plantations, dominate this very flat, low-lying landscape with its vast open skies. The settlement pattern further consists of several isolated farmsteads with associated farm buildings, dotted linearly along the rural roads. The second character area, “The Fens- Open Inland Marshes”, is situated to the east of Downham Market with the Middle Level Main Drain diagonally cutting the area in half. The land use in this large-scale, low-lying landscape is predominantly intensively managed arable farmland with a dense regular network of dykes and ditches.

#### Strategic Background

**7.91.3** Three Holes is designated as a Rural Village by the Core Strategy. The Council’s preferred distribution of development between Rural Villages on a population pro-rata approach (see earlier section in this document) would indicate 4 additional dwellings for Three Holes. However, the Council considers that it is appropriate to marginally increase the level of new housing to 5 dwellings in order to optimise the development potential of the preferred site and increase contributions to affordable housing.

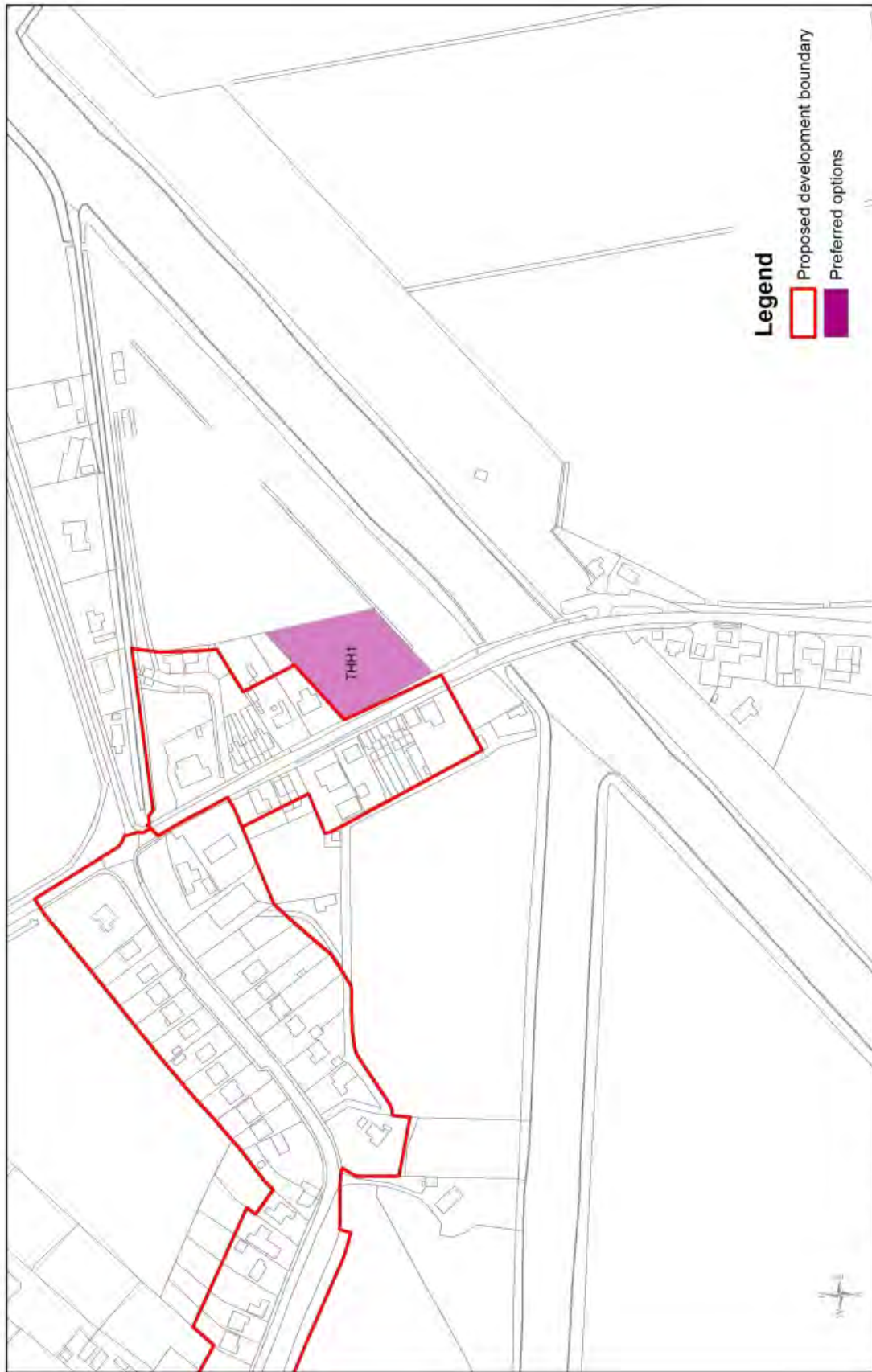
**7.91.4** The Strategic Flood Risk Assessment (SFRA) identifies that Three Holes is highly constrained by flood risk. The settlement lies wholly within fluvial flood zones 2 (medium risk) and 3 (high risk) and partially within a hazard zone. At the previous Issues and Options stage the Borough Council took the approach that those settlements wholly within flood zones 2 and/ or 3 should not be allocated housing. However, the consultation on the Issues and Options Document showed that this approach is considered too restrictive. It is therefore acknowledged that some additional housing is needed to support facilities in both Rural Villages and Key Rural Service Centres. It was also agreed that the required need should not be left to chance (e.g windfall) and some strategic allocation is required. Consequently, the submitted sites have been re-assessed, and the Environment Agency in line with the National Planning Policy Framework (NPPF) recommends that new development is located away from areas at the highest risk of flooding using the Sequential and Exception Test.

**7.91.5** The settlement consists of high quality agricultural land (Grade 1) and the Council considers due to the modest scale of development and the need to allocation new dwellings, development on this agricultural land is justified.

## Response to consultation

**7.91.6** The Council received additional site information from landowners and stakeholders to support some of the previously submitted sites.

Preferred Option



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Three Holes



## Site Allocation

### **Draft Policy THH1 Land adjacent to 'The Bungalow', Main Road**

Land amounting to 0.3 hectares, as identified on the Proposals Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with the following:

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures).
2. Provision of affordable housing in line with the current standards.

## Site Description and Justification

The allocated site (Part of Site 488) is situated to the south of the settlement, along main road. The site is located next to a bus stop and scores highly in terms of sustainability. The Council considers the site is capable of accommodating the 5 residential units required in the settlement, forming linear development in keeping with that of the surrounding settlement.

The local highways authority has no objection to this site providing safe access is achieved from Main Road and local footpath improvements are made. The site is currently in high quality agricultural use, bounded by hedges. Wider views are available and can be seen in the context of the existing development.

Site 488 is situated completely within flood zones 2 and 3 Fluvial (climate change) and as such would not normally be allocated for development on that basis. However additional housing is needed to support the facilities and services in the Key Rural Service Centres and Rural Villages completely at risk from flooding (zones 2 & 3). Therefore it is appropriate to allocate housing in the village by applying the sequential test to aid selection of the most suitable land. There are no other sites in the settlement at lesser risk of flooding. Whilst there is an alternative option in the settlement only partially at risk of flooding the access and egress of that site are affected by flooding. Site 488 if developed in a linear pattern along Main Road would not negatively impact upon the form and character of the surrounding area nor would it compromise the living conditions of the residents of neighbouring properties.

### **Questions Rural Village- Three Holes**

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation THH1?

3. Is there a more suitable site to accommodate around 5 dwellings in Three Holes than the Council's preferred site? Why is this site more suitable?

## Details of other sites considered



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Three Holes

Preferred Options	Main comparative reason(s) for being selected
THH1 (Site 488)	Relates well to the existing development pattern Forms a practical 'rounding off' of the extent of development
Non- preferred Options	Main comparative reason(s) for not being selected
Site 247 & 407	Site would have an adverse impact on the landscape and character of the village
Site 1105	Site would have an adverse impact on the landscape and character of the village
Rejected site	Main reason for eliminating as not being 'reasonable options'
Site 138 & 605	Site is detached from the rest of the settlement
Site 359	Site is detached from the rest of the settlement
Site 680	Site is detached from the rest of the settlement

## 7.92 Tilney All Saints (RV)

### Tilney All Saints

#### *Rural Village*

#### **Description**

**7.92.1** Tilney All Saints is a small village situated approximately three miles southwest of King's Lynn, between the A17 and A47. The village is made up of two parts; Tilney All Saints itself and Tilney High End. The village is located in the Fens and although it stretches north-south along the main village road the village gives the appearance of being focussed around the church. The population of the settlement was recorded as 573 in the 2011 Census<sup>(79)</sup>.

**7.92.2** There are limited employment opportunities in the village and few services which include a school, church and bus route.

**7.92.3** In relation to landscape, the village falls within "The Fens – Settled Inland Marshes". This is defined in the Landscape Character Assessment<sup>(80)</sup> as having panoramic views across the area and beyond, over the adjacent fen landscape. It is also defined by a strong historic integrity with historic drainage network and a moderate to strong sense of tranquillity throughout the area.

79 Population Census Data 2011

80 King's Lynn & West Norfolk Landscape Character Assessment 2007

## Strategic Background

**7.92.4** Tilney All Saints is designated a Rural Village in the Core Strategy, identified as being capable of accommodating modest growth to support essential rural services. On a population pro-rotta basis (see Distribution of Development section) Tilney All Saints would receive an allocation of 5 new dwellings (which would include, at current standards, 1 affordable housing or the equivalent financial contribution).

**7.92.5** Anglian Water advises that upgrades/extensions to the foul sewerage network would be required to accommodate the proposed growth. The upgrades would be developer funded and driven by requisition under the relevant section of the Water Industry Act. Major constraints to the surface water network capacity are also identified indicating that sustainable urban drainage systems would be sought to serve the proposed growth.

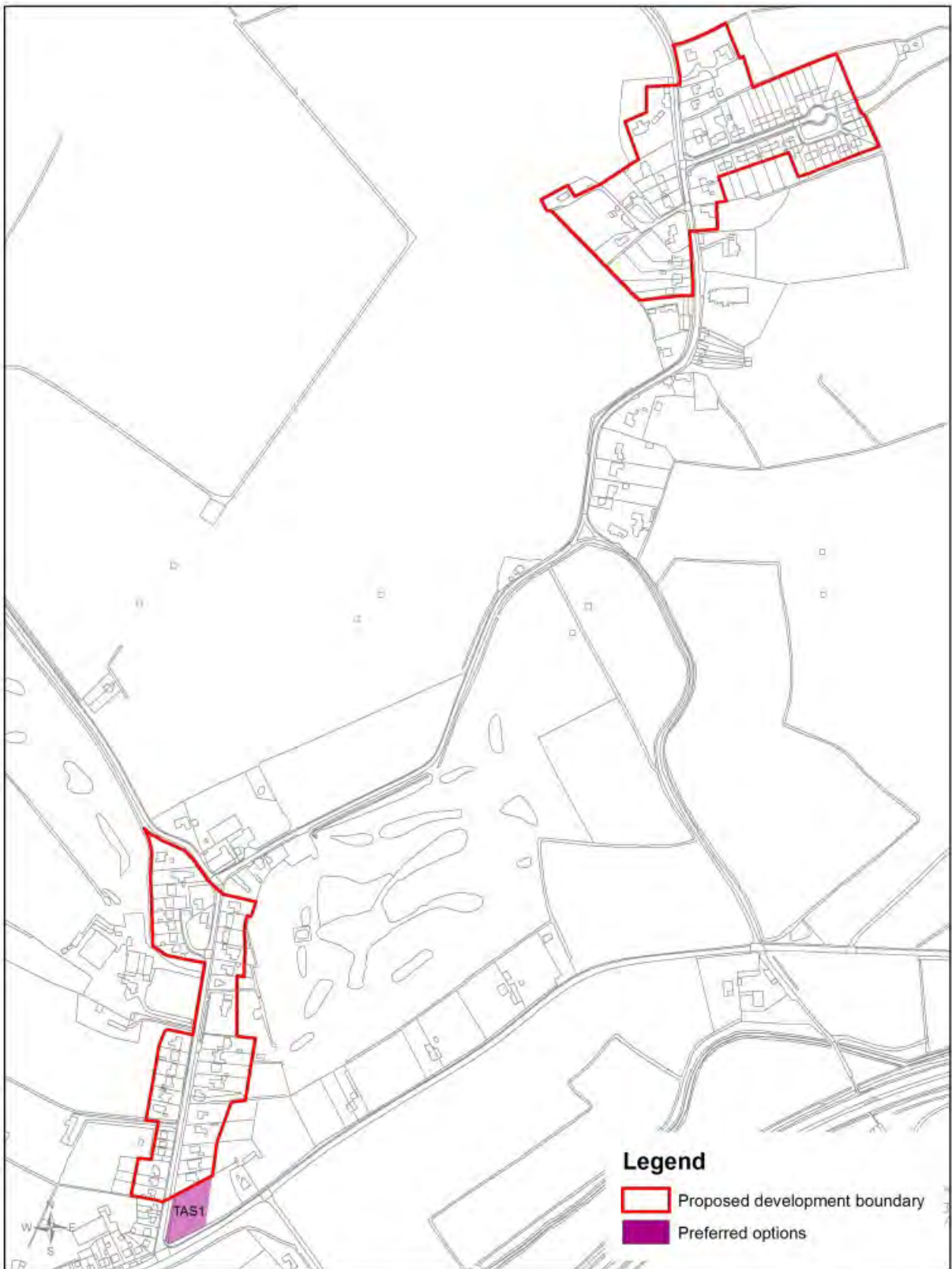
**7.92.6** The Strategic Flood Risk Assessment indicates that Tilney All Saints is wholly constrained by tidal flood zone 2 (medium risk) and partially constrained by tidal flood zone 3 (high risk).

**7.92.7** At the previous consultation stage, 'Issues and Options', the Borough Council suggested that settlements wholly within either flood zones 2 and/or 3 and the hazard zones should not be allocated housing because of the risk. However, the responses to the consultation suggested that this approach was overly restrictive, and would not deliver against the strategic needs identified by the Core Strategy. Following further consultation with the Environment Agency, the Borough Council considers that the need for additional housing in Tilney All Saints to help support existing facilities justifies housing allocations notwithstanding the flood risks.

**7.92.8** The National Planning Policy Framework (paragraph 101) recommends that the sequential test is used to locate development away from areas at higher degrees of flood risk. Also, development of these sites will be subject to a site specific flood risk assessment and demonstration of the safety of the development, and are likely to require specific design measures to manage the residual risk.

## Responses to 'Issues and Options' Consultation

**7.92.9** Tilney All Saints Parish Council made no comments during the consultation period. One comment was received querying the proposed development boundary. Other than this no other comments were received.



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0 0.03 0.06 0.12 0.18 0.24 Miles

Tilney All Saints

## Site Allocation

### Draft Policy TAS1 Land between School road and Lynn Road

**Land amounting to 0.26 hectares east of School Road, as shown on the Policies Map is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following:**

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Provision of affordable housing in line with the current standards.

### Site Description and Justification for Draft Allocation

**7.92.10** The allocated site (which includes submitted site ref. no. 329) is situated to the south of Tilney High End, Tilney All Saints immediately abutting the proposed development boundary. The site currently comprises of an area of uncultivated scrub land designated as Grade 2 (good quality) agricultural land. Although development would result in the loss of good quality agricultural land, all sites within the settlement falls within this same category and the scale of development proposed is not likely to have a detrimental impact on the availability of productive agricultural land.

**7.92.11** The site is on lower ground than School Road and separated from the road by a drain / dyke (this is the situation along the immediate stretch of School Road to the north of the site). Being characteristic of the Fens, the land is generally flat and interspersed with drainage channels that dissect the land. Mature hedgerows border the site to its east, south and west. Apart from this there are no landscape features of importance within the margins of the site.

**7.92.12** The surrounding landscape is flat and is dominated by intensive arable production on medium to large open arable fields bordered by hedges and interspersed with drainage channels creating a strong geometric field pattern.

**7.92.13** The site is bordered by Lynn road to the south and established housing development to the north and west. Views are limited to near distance from adjacent roads and properties. There are few opportunities for long distance views from the south but in these view development would be seen in the context of the existing settlement. As such it is not considered that development on the site would have a detrimental impact on the visual amenity of the locality.

**7.92.14** The site is identified as the highest scoring site in terms of sustainability. It is significantly closer to the main facilities the settlement has to offer in particular the school and a bus route. The local Highway Authority has no objections to the allocation of the site.

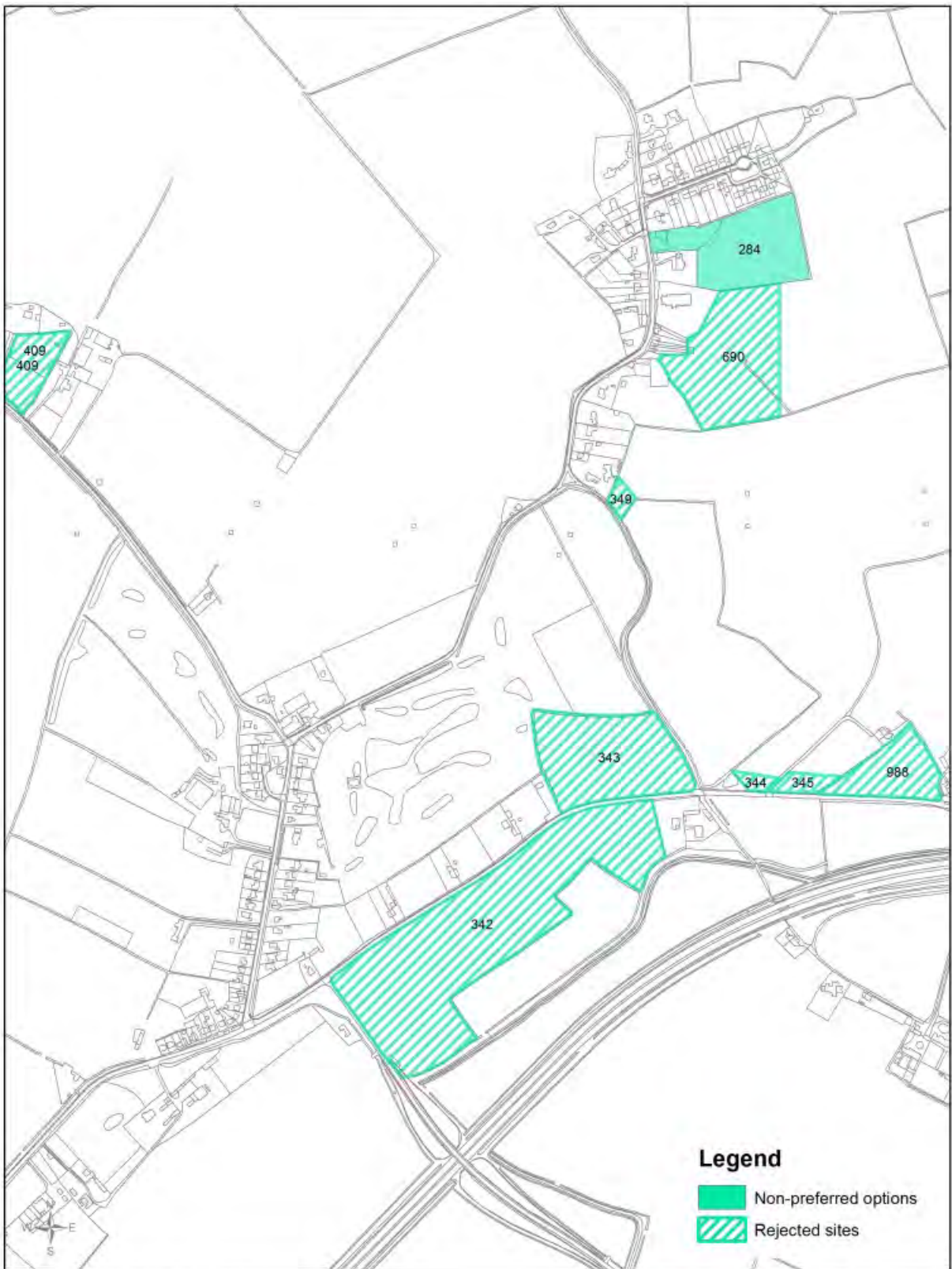
**7.92.15** Development on the site would constitute a natural extension to existing housing development on School Road and could potentially be developed as frontage development which would be consistent with the form of the adjacent existing development. The site is capable of accommodating the 5 residential units required in the settlement at a density that reflects the surrounding area.

**7.92.16** With regards to flood risk, the sequential test is applied in line with the National Planning Policy Framework. The allocated site is in a lower flood risk area (tidal flood zone 2) compared to other higher flood risk sites in the settlement. Prior to development the appropriate flood mitigation measures would be applied as outlined in the allocation policy above.

## Questions Rural Village - Tilney All Saints

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation TAS1?
3. Is there a more suitable site to accommodate around 5 dwellings in Tilney All Saints than the Council's preferred site. Why is this site more suitable?





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Tilney All Saints

<b>Preferred Options</b>	<b>Main comparative reason(s) for selection</b>
TAS1 (Site 329)	Proximity to village services. Relates well to existing development pattern.
<b>Non-Preferred Options</b>	<b>Main comparative Reason(s) for not being selected</b>
Site 284	Site is within tidal flood zone 3 and the hazard zone and therefore fails the sequential test. Potential negative impact on existing village amenity.
<b>Rejected Sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 345	The site is separate from the main built up area of the village Site is within tidal flood zone 3 and therefore fails the sequential test.
Site 349	The site is within tidal flood zone 3 and therefore fails the sequential test.
Site 409	The site is separate from the main built up area of the village.
Site 690	Most of the site is within tidal flood zone 3 and therefore fails the sequential test.
Site 988	The site is separate from the main built up area of the village.
Site 344	The site is separate from the main built up area of the village.
Site 342	The site is separate from the main built up area of the village. Site is partially within tidal flood zone 3 and therefore fails the sequential test.
Site 343	The site is separate from the main built up area of the village. Site is partially within tidal flood zones 3 and therefore fails the sequential test.

## 7.93 Tilney cum Islington (SVAH)

## 7.94 Tilney Saint Lawrence - See Saint John Highway

## 7.95 Titchwell (SVAH)

## 7.96 Tottenhill (SVAH)

## 7.97 Tottenhill Row (SVAH)

## 7.98 Upwell with Outwell (KRSC)

## 7.99 Walpole Cross Keys (RV)

### Walpole Cross Keys

#### *Rural Village*

#### **Description**

**7.99.1** Walpole Cross Keys is a comparatively small village that lies to the north of the A17 approximately six miles west of King's Lynn and six miles northeast of Wisbech. The village is positioned in the Fens and is mainly linear in form with an area which contains the few services in the settlement. The topography is flat and this gives the settlement an open feel. The predominant building material is brick, usually light red in colour or occasionally buff. Roofs are in the main pitched covered with either pantiles or slate.

**7.99.2** There are limited employment opportunities in the village and few services which includes a school and bus route. The population was recorded as 518 in the 2011 Census<sup>(81)</sup>.

**7.99.3** The settlement is situated within the "Drained Coastal Marsh" landscape type. This is described in the Landscape Character Assessment<sup>(82)</sup> as having a strong sense of openness, with open views towards a generally undeveloped coastal skyline. It is predominantly isolated and rural with open, panoramic views across the ever-changing nature of the seascape (The Wash) and has an intricate network of inter-tidal habitats.

#### **Strategic Background**

**7.99.4** Walpole Cross Keys is designated a Rural Village in the Core Strategy and is therefore capable of accommodating modest growth to support essential rural services. On a population pro-rotas basis (see Distribution of Development section) Walpole Cross Keys would receive an allocation of 5 new dwellings.

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81 2011 Parish Population Census

82 King's Lynn & West Norfolk Landscape Character Assessment 2007

**7.99.5** Anglian Water identified constraints relating to the surface water network capacity of all sites within the settlement, therefore sustainable urban drainage Systems (SUDS) would be sought to serve the proposed growth. It is also indicated that infrastructure and/or upgrades maybe required on some sites to accommodate the proposed growth, however this is dependent on individual sites.

**7.99.6** The Strategic Flood Risk Assessment (SFRA) identifies that Walpole Cross Keys is highly constrained by flooding. The settlement is predominantly located within Tidal Flood Zone 2 (medium risk) and partially within Tidal Flood Zone 3 (high risk).

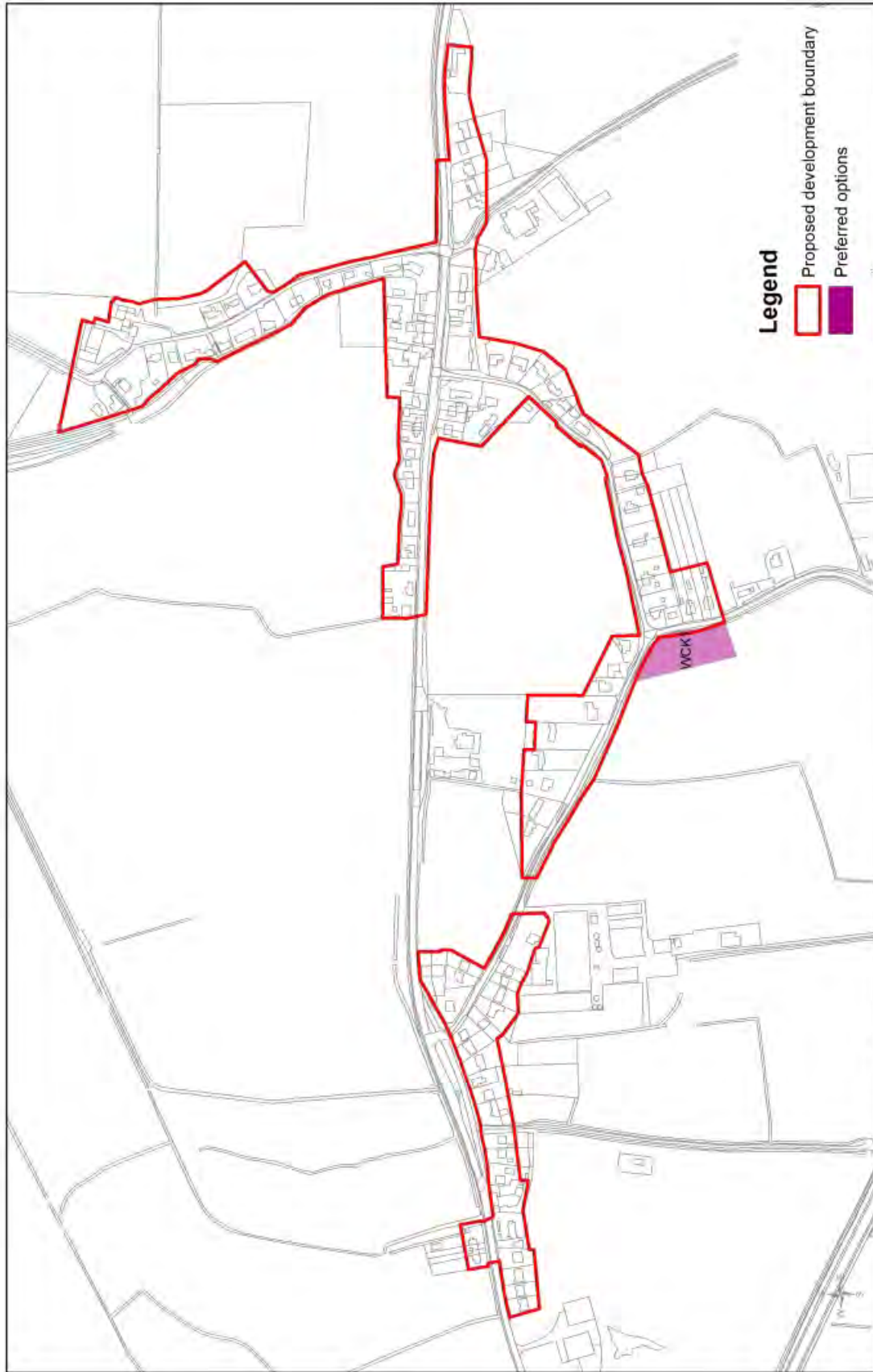
**7.99.7** At the previous consultation stage, 'Issues and Options', the Borough Council suggested that settlements wholly within either flood zones 2 and/or 3 and the hazard zones should not be allocated housing because of the risk. However, the responses to the consultation suggested that this approach was overly restrictive, and would not deliver against the strategic needs identified by the Core Strategy. Following further consultation with the Environment Agency, the Borough Council considers that the need for additional housing in Walpole Cross Keys to help support existing facilities justifies housing allocations notwithstanding the flood risks.

**7.99.8** In line with the National Planning Policy Framework (paragraph 101) the sequential test is used to locate development away from areas at higher degrees of flood risk.

## **Response to 'Issues and Options' Consultation**

**7.99.9** Walpole Cross Keys Parish Council made no comments at the previous issues and options consultation. Other than additional information from agents and landowners to support individual sites, no other comment was received.

## Preferred Option



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Waipole Cross Keys

## Site Allocation

### Draft Policy WCK 1 Land South of Little Holme Road

**Land amounting to 0.35 hectares south of Little Holme Road as shown on the Policies Map, is allocated for residential development of 5 dwellings. Development will be subject to compliance with all of the following:**

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Provision of affordable housing in line with the current standards.

### Site Description and Justification for Draft Allocation

**7.99.10** The allocated site (which includes part of Site Ref 427) is situated to the south of Walpole Cross Keys along Little Holme Road and Station Road. The site currently comprises of Grade 1 (excellent quality) agricultural land in arable use with some hedges and trees forming the site boundary. Other than this, there are no other significant landscape features within the site boundary. Although development would result in the loss of productive agricultural land, the scale of development proposed is not so large as to have a detrimental impact on the availability of productive agricultural land.

**7.99.11** The site is bordered by residential development on two sides on both Little Holme Road and Station Road. Long distance views are possible from the south and west but in this view development would be seen in the context of the existing settlement. The scale of development proposed is likely to have minimal visual impact on the landscape amenity of the settlement.

**7.99.12** The site scored well in terms of sustainability and is identified as the least constrained of all considered sites in the settlement. The site is able to accommodate the 5 residential units required in the settlement at a density that is consistent with its surrounding area.

**7.99.13** Walpole Cross Keys is largely characterised by linear frontage development and the allocated site would allow for the continuation of this form of development, based on this, the Council considers the site the most suitable option as development on the site would be consistent with the general pattern of the village and is likely to have minimal impact on the form and character of the village.

**7.99.14** Access into the site can be achieved from Station Road North. The site is relatively close to some services in the settlement. However it should be noted that services are scattered through out the settlement.

**7.99.15** Norfolk County Council Highways Authority objects to the allocation of the site on the grounds of inadequate local footway links and road network for the proposed scale of development. However, the Borough Council considers that the benefits of selecting this site outweigh these concerns, considering the assessments of the available sites and given the scattered distribution of services.

**7.99.16** In accordance with the National Planning Policy Framework, the flood risk sequential test was applied in the allocation of sites in the settlement hence the allocated site is at a lower flood risk area compared to other higher flood risk sites in the settlement.

## **Questions Rural Village - Walpole Cross Keys**

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation WCK1?
3. Is there a more suitable site to accommodate around 5 dwellings in Walpole Cross Key than the Council's preferred site. Why is this site (or sites) more suitable?

Details of other considered sites



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Walpole Cross Keys



<b>Preferred Options</b>	<b>Main comparative reason(s) for selection</b>
WCK 1 (Part of Site 427)	Relates well to existing development pattern.
<b>Non-Preferred Options</b>	<b>Main comparative Reason(s) for not being selected</b>
Part of Site 427	Site is too large for the planned village growth (only part of the site is preferred option WCK 1).
Site 56	The development boundary has been amended to include the site and as such it does not need to be allocated to come forward for development.
Site 384	The development boundary has been amended to include a large part of the site.
Site 1212	Development on the site would result in the loss of employment use.
<b>Rejected Sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 90	The site is detached from the main built up area of the village.
Site 573	The site is detached from the main built up area of the village.

## 7.100 Walpole Highway (RV)

### Walpole Highway

#### *Rural Village*

#### **Description**

**7.100.1** Walpole Highway is a relatively small village situated to the south of the A47 approximately 8 miles southwest of Kings Lynn. The settlement developed at the point where the old A47 trunk road intersected with a Marshland Drove. The village has a peaceful character since the A47 bypass in the 1990s. The form of the settlement was originally linear in form although more recent development has given it a rectangular shape. The village is very open in character with few enclosed spaces.

**7.100.2** The settlement has limited local employment opportunities and few services including a school, pub, filling station, shop, post office and bus route. The population of the settlement is recorded as 701<sup>(83)</sup>.

**7.100.3** In relation to landscape, Walpole Highway falls within the “Drained Coastal Marsh”. This is defined in the Landscape Character Assessment<sup>(84)</sup> as having a strong sense of openness, with open views towards a generally undeveloped coastal skyline. It is predominantly isolated and rural in character with open, panoramic views across the ever-changing nature of the seascape (The Wash) and having an intricate network of inter-tidal habitats.

## Strategic Background

**7.100.4** Walpole Highway is designated a Rural Village in the Core Strategy and is therefore capable of accommodating modest growth to support essential rural services. On a population pro-rata basis (see Distribution of Development section) Walpole Highway would be allocated 6 new dwellings (including 1.2 affordable housing or its equivalent financial contribution at current standards).

**7.100.5** The Strategic Flood Risk Assessment indicates that Walpole Highway is almost completely constrained by flood risk. The settlement is situated predominantly within Tidal Flood Zone 2 (medium risk) and partially within Fluvial Flood Zone 3.

**7.100.6** In accordance with the National Planning Policy Framework (paragraph 101) new development would be located away from areas at highest risk of flooding using the sequential test.

**7.100.7** Anglian Water advises that most sites in Walpole Highway would require infrastructure and/or treatment upgrades to serve the proposed growth. However this would depend on individual sites. Constraints with the surface water network capacity have also been identified meaning that sustainable urban drainage systems (SUDS) would be sought to accommodate the proposed growth.

## Responses to ‘Issues and Options’ Consultation

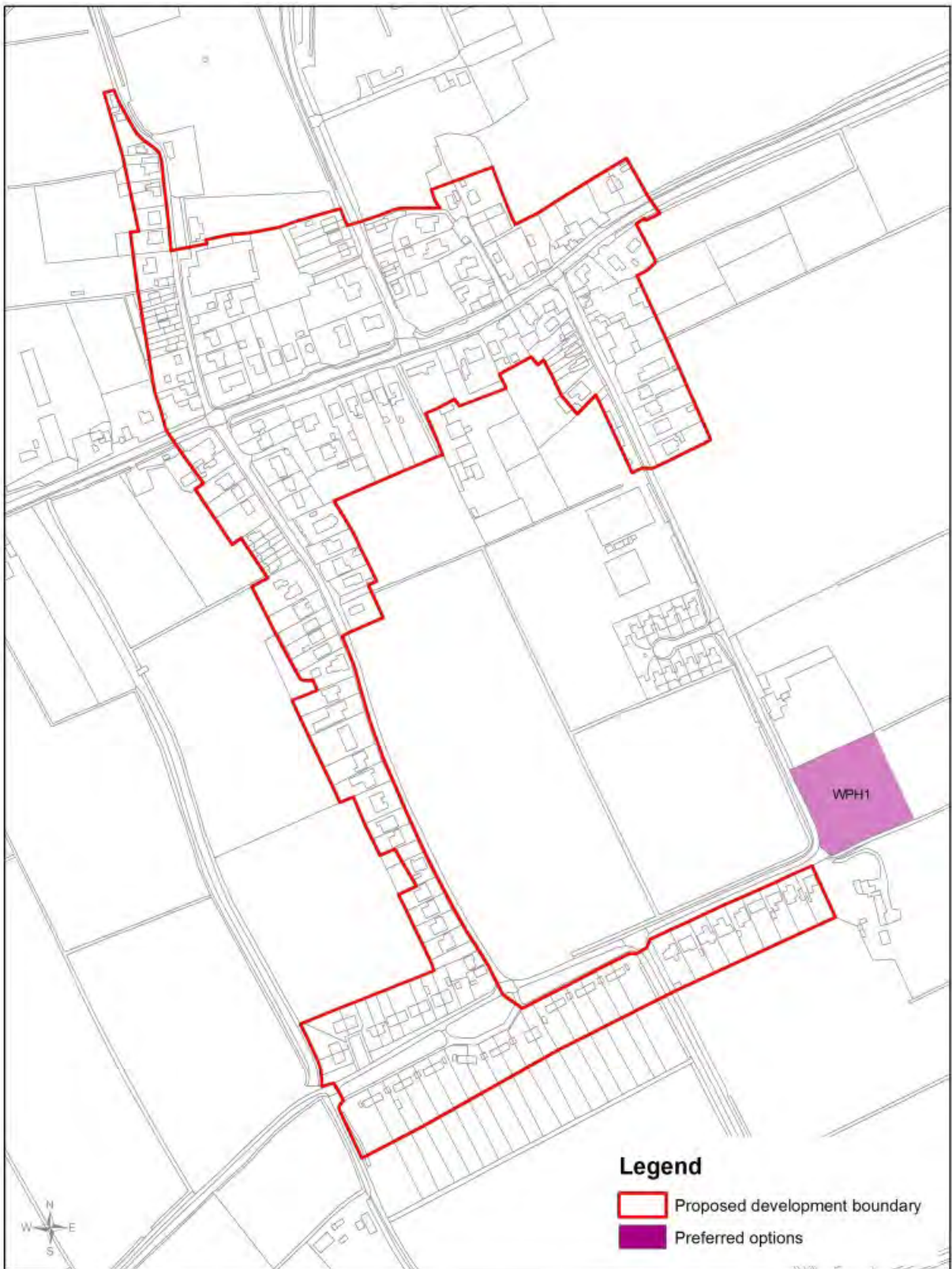
**7.100.8** Walpole Highway Parish Council considers the proposed level of growth insufficient and suggests that the settlement could accommodate more dwellings with little impact on the character of the village. The Parish Council also queried the proposed development boundary and made other site specific comments. Additional information was submitted by agents and landowners to promote individual sites.

**7.100.9** The response to the consultation did not suggest any one site was preferred for development.

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83 2011 Parish Population Census Data

84 King's Lynn & West Norfolk Landscape Character Assessment 2007



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Walpole Highway

0 0.02 0.04 0.08 0.12 0.16 Miles

## Site Allocation

### Draft Policy WPH1 Land East of Hall Road

**Land amounting to 0.5 hectares southeast of Hall Road as shown on the policies map, is allocated for residential development of 6 dwellings. Development will be subject to compliance with all of the following:**

1. Submission of details showing how sustainable drainage measures will integrate with the design of the new development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
2. Development would be subject to the retention of the Tree Preservation Order area along the southern boundary;
3. Provision of affordable housing in line with the current standards.

### Site Description and Justification for Draft Allocation

**7.100.10** The allocated site (site ref 1213) is situated to the southeast of the village of Walpole Highway along Hall Road. The site comprises of Grade 2 (good quality) agricultural land currently in arable use. Although development on the site would result in the loss of good quality agricultural land, the scale of development proposed is not large enough to have a detrimental impact on the availability of productive agricultural land and on balance the benefits of selecting the site outweighs this constraint.

**7.100.11** Landscape features on the site includes boundary hedgerows and trees. An area to the south of the site is subject to a tree preservation order but the site is sufficiently large this area can be retained as part of the layout of the scheme without detriment to this constraint. The surrounding area comprises of agricultural land and some low density dwellings.

**7.100.12** The site is well screened on the north and south by existing housing and boundary hedgerows and trees. Majority of views into the site are from the east and west but from these views the site would be seen in the context of existing development.

**7.100.13** Walpole Highway is largely characterised by ribbon development along the main routes of the village, and the development of the allocated site would continue this form of development along Hall Road. The Council considers that the development of 6 dwellings on the site along the road frontage would likely have little impact on the form and landscape character of the locality.

**7.100.14** Most importantly in comparison with the other considered sites in the settlement, this is the only site not constrained by flood risk. The sequential test requires that development is located at the lowest flood risk areas, thus making the site the most suitable option for allocation.

**7.100.15** In terms of proximity to services, the site is reasonably close to some village services including the post office, school and bus route.

**7.100.16** Norfolk County Council Highway Authority considers the local footway links and road network inadequate for the proposed scale of development and therefore objects to the allocation of the site. However, it is the Council's view that the benefits of selecting this site outweigh these concerns, considering the need to allocate housing in the settlement, the assessments of the available sites and given the scattered distribution of services and the nature of the settlement this should not be a deciding factor in this case.

## **Questions Rural Village -Walpole Highway**

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation WPH1?
3. Is there a more suitable site to accommodate around 6 dwellings in Walpole Highway than the Council's preferred site. Why is this site more suitable?



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Walpole Highway

0 0.02 0.04 0.08 0.12 0.16 Miles

### Legend

- Non-preferred options
- Rejected sites

# Preferred Options for a Detailed Policies and Sites Plan

<b>Preferred Options</b>	<b>Main comparative reason(s) for selection</b>
WPH 1 (Site 1213)	Relates well to existing development pattern. The only site not constrained by flood risk.
<b>Non-Preferred Options</b>	<b>Main comparative Reason(s) for not being selected</b>
Site 122	Partially within tidal flood zone 2 and therefore fails the sequential test.
Site 238	Poor highway access. Potential negative impact on existing form and character of the village.
Site 938	Partially within tidal flood zone 2 and therefore fails the sequential test.
<b>Rejected Sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 63	The site is wholly within tidal flood zone 2 and therefore fails the sequential test.
Site 235	The site is wholly within tidal flood zone 2 and therefore fails the sequential test.
Site 245	The site is wholly within tidal flood zone 2 and therefore fails the sequential test.
Site 246	The site is wholly within tidal flood zone 2 and therefore fails the sequential test.
Site 294	The site is wholly within tidal flood zone 2 and therefore fails the sequential test.
Site 604	The site is wholly within tidal flood zone 2 and therefore fails the sequential test.
Site 644	The site is wholly within tidal flood zone 2 and therefore fails the sequential test.
Site 672	The site is within tidal flood zone 2 and therefore fails the sequential test.
Site 702	The site is wholly within tidal flood zone 2 and therefore fails the sequential test.

Preferred Options	Main comparative reason(s) for selection
Site 934	The site is partially within tidal flood zone 2 and therefore fails the sequential test.
Site 937	The site is within tidal flood zone 2 and partially within fluvial flood zone 2 & 3.
Site 939	The site is wholly within tidal flood zone 2 and therefore fails the sequential test.
Site 302	The site is wholly within tidal flood zone 2 and therefore fails the sequential test.
Site 1215	Site is detached from the main built up area of the village.

**7.101 Walpole Marsh - see Walpole Saint Peter**

**7.102 Walpole Saint Andrew - see Walpole Saint Peter**

**7.103 Walpole St. Peter / Walpole St. Andrew / Walpole Marsh (RV)**

## Walpole Saint Andrew, Walpole Saint Peter and Walpole Marsh

### *Rural Village*

#### **Description**

**7.103.1** Walpole is a large parish that includes the villages of Walpole Saint Peter, Walpole Saint Andrew and Walpole Marsh. The villages lie to the north of the A47 approximately 10 miles southwest of King's Lynn and 6 miles northeast of Wisbech. The Parish population is 1,804<sup>(85)</sup>.

**7.103.2** The villages of Walpole Saint Peter and Walpole Saint Andrew are physically joined, but within each village the settlement pattern is nucleated around the village church with spurs of development from this. Walpole Saint Peter is characterised by ribbon development with a large area of agricultural open space forming the centre of the settlement and the built extent of the village following the roads around this land.

**7.103.3** Walpole Marsh is distinct but made up of a linear development along The Marsh Road, and is much smaller in size.

**7.103.4** Collectively the villages have a range of services and facilities including schools, churches, a commutable bus route, convenience store, retail and employment uses.

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85 2011 Population Census Data



**7.103.5** In relation to landscape character<sup>(86)</sup>, Walpole is situated at the northern extent of the 'Settled Inland Fens'. This large-scale, low-lying landscape offers extensive panoramic views in all directions, occasionally framed by fruit orchards scattered throughout the area. Dykes and ditches demarcate the small to medium sized mainly irregular fields, and often also follow the course of rural roads. Settlement pattern consists of large-scale farmsteads and nucleated hamlets and villages. Building character varies from old style farmhouses to relatively new suburban red or buff coloured brick housing. A network of narrow rural roads connects the villages.

## Strategic Background

**7.103.6** Walpole St. Peter, Walpole St. Andrew and Walpole Marsh are grouped together in the Core Strategy to collectively form a Rural Village. This is due to the shared services between the settlements and the close functional relationship. On a population pro-rotta basis (see Distribution of Development section) Walpole St. Peter, Walpole St. Andrew and Walpole Marsh would be allocated a total of 16 new dwellings (including 3.2 affordable dwellings (at current standards) or the equivalent financial contribution).

**7.103.7** Walpole Marsh is identified in the Strategic Flood Risk Assessment to be completely within Tidal Flood Zone 3 (high risk). Walpole St Andrew is identified to be largely constrained by Tidal Flood Zone 2 (medium risk). Walpole St Peter lies predominantly in a low flood risk zone but parts of the settlement fall within Tidal Flood Zone 2. In line with the National Planning Policy Framework (see paragraph 101) the sequential test approach is used to locate new development away from areas at higher degrees of flood risk.

**7.103.8** Anglian Water has advised that some sites in the settlement would require upgrades and/or extensions to the foul sewerage network and to the Waste Water Treatment Works (WWTWS) in order to accommodate the proposed growth. However this is dependent on individual sites and the level of housing proposed.

**7.103.9** Constraints relating to the surface water network capacity have also been identified, indicating that Sustainable Urban Drainage Systems (SUDS) would be sought to serve the proposed growth.

**7.103.10** Site specific issues relating to water mains and sewers crossing sites have been identified on some sites in Walpole. In such cases, wherever possible the site layout should be designed to take these into account with these existing infrastructures being located in highways or public open spaces (and should not be located in private areas or be built over). Where this cannot be achieved, diversion may be possible.

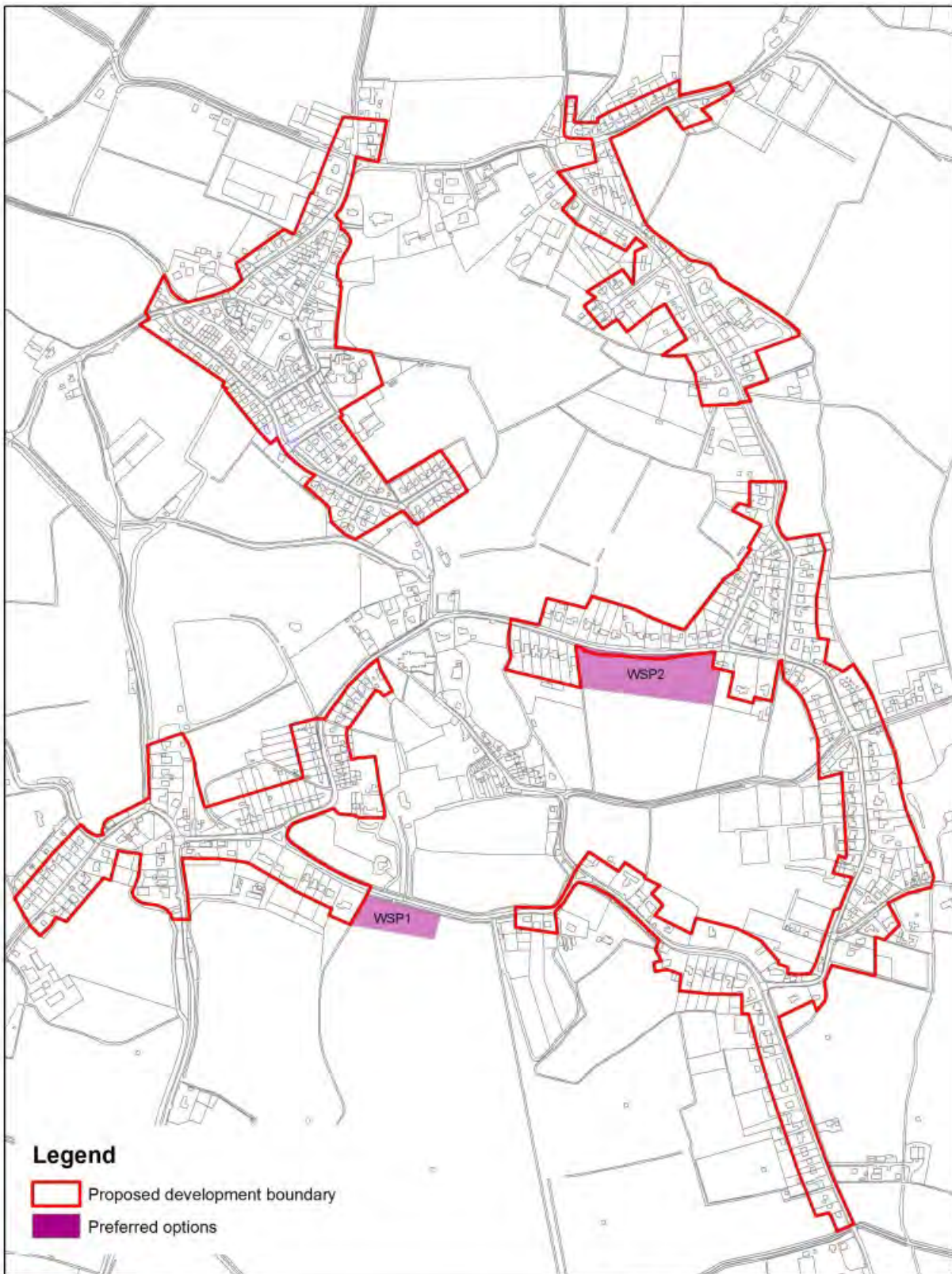
**7.103.11** King's Lynn Internal Drainage Board (IDB) indicate that some sites in Walpole may require improvement work and may have restrictions but these constraints can be overcome.

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86 King's Lynn & West Norfolk Landscape Character Assessment 2007

## Response to Issues and Options Consultation

**7.103.12** Walpole Parish Council agreed with the proposed development boundary but suggested a few amendments. The Parish Council also expressed support for two sites (306 & 353). Some comments pertaining to the proposed development boundary was received. Further information was submitted by agents and landowners to support and promote individual sites. The response to the consultation was not of a scale to suggest any one site was preferred for development.



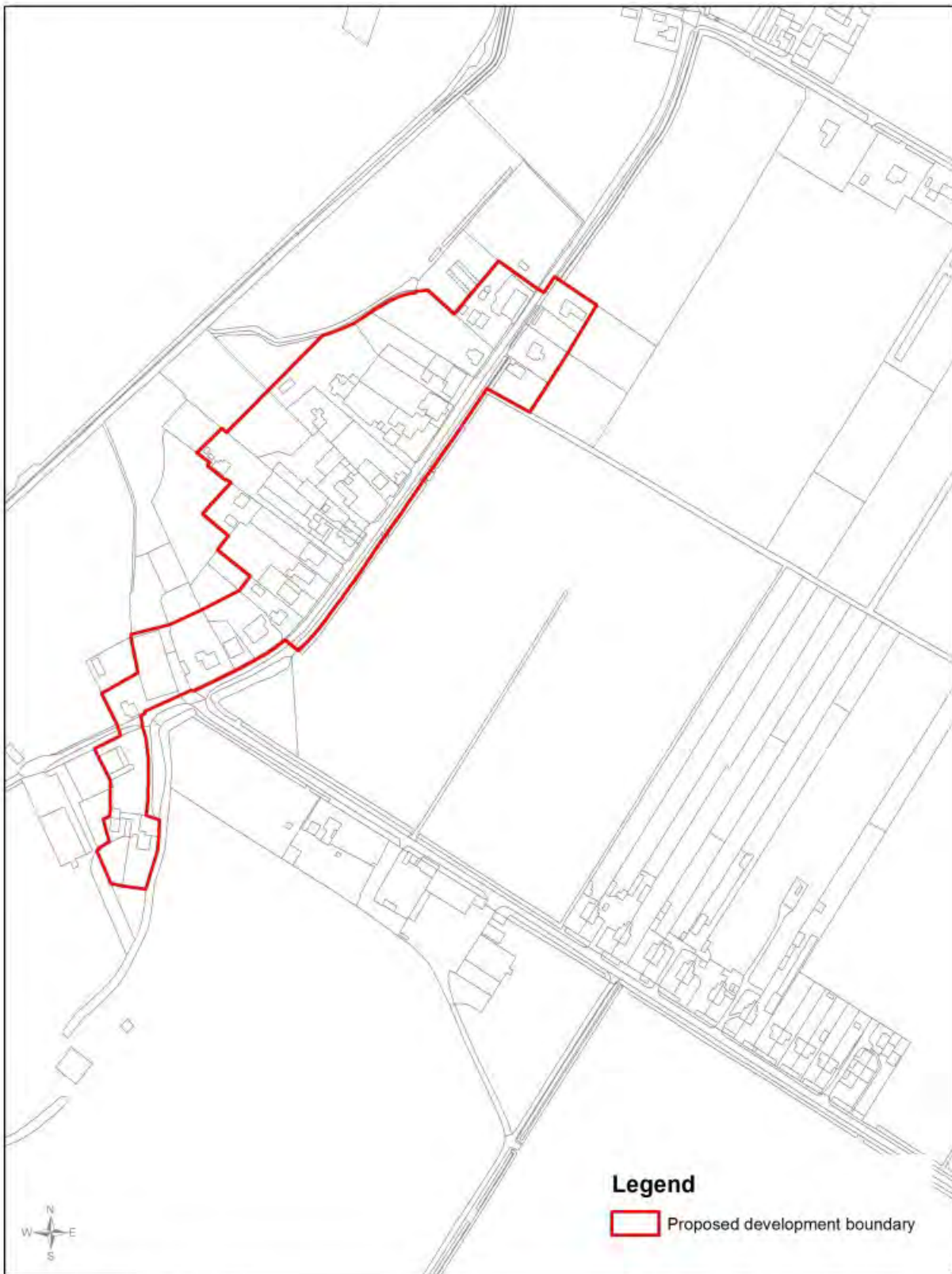
### Legend

-  Proposed development boundary
-  Preferred options

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0 0.0375 0.075 0.15 0.225 0.3 Miles

Walpole St. Andrew &  
Walpole St. Peter



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Walpole Marsh

## Site Allocations

### Draft Policy WSP1 Land South of Walnut Road

**Land amounting to 0.55 hectares south of Walnut Road as shown on the Policies Map is allocated for residential development of 6 dwellings. Development will be subject to compliance with all of the following:**

1. Submission of details showing how sustainable drainage measures will integrate with the design of the new development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
2. Provision of affordable housing in line with the current standards.

### Site Description and Justification for Draft Allocation

**7.103.13** The allocated site (which includes part of site ref 306) is a linear site situated to the south of Walpole St Peter immediately outside the proposed development boundary. The site fronts onto Walnut road and currently comprises of Grade 2 (good quality) agricultural land currently in arable use. Whilst development would result in the loss of productive agricultural land, this applies to every other site in the settlement and the proposed development sought is not of a scale to have a detrimental impact to the availability of productive agricultural land.

**7.103.14** Landscape features within the site includes boundary hedgerows and trees. Other than this there are no landscape features of significance within the site.

**7.103.15** The surrounding area comprises of both agricultural land and residential development; the site is bordered on the east and west by residential development, and on the north and south by agricultural land. Near distance views are available from adjacent roads and properties, wider views are possible from the north and south but in these views, development would be seen in the context of the existing village.

**7.103.16** The site is well integrated with its surroundings and the scale of development proposed is likely to have minimal impact on the visual amenity of the surrounding landscape.

**7.103.17** Development on the site would provide a natural continuation to existing housing development to the west of the site. The village is mostly characterised by frontage ribbon development and the linear form of the site allows for a continuation of this form of development at a density that is consistent with its surrounding area. Compared to other considered sites in the settlement, development on this site is likely to have less impact on the form and character of the village.

**7.103.18** Development either side of the site, particularly to the east, is one plot in depth with large gardens to the front and rear of the dwelling, this site could potentially be developed in this same way.

**7.103.19** The services in Walpole St. Peter and Walpole St Andrew are largely scattered throughout the settlements, and whilst the allocated site does not score among the highest in terms of proximity to services, it is reasonably close to some services including a bus stop and shop.

Norfolk County Council Highway Authority objects to the allocation of the site on the grounds of inadequate footway links to the school and local services. However, it is the Council's view that the benefits of selecting this site outweigh these concerns, considering the need to allocate housing in the settlement, the assessments of the available sites and given the scattered distribution of services and the nature of the settlement this should not be a deciding factor in this case.

## **Policy WSP 2 Land South of Church Road**

**Land amounting to 1.44 hectares south of Church road as shown on the policies map is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:**

1. Submission of details showing how sustainable drainage measures will integrate with the design of the new development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
2. Provision of affordable housing in line with the current standards.

## **Site Description and Justification for Draft Allocation**

The allocated site (submitted site ref 353) is situated north of Walpole St. Peter, fronting onto Church Road with its northern boundary immediately abutting the proposed development boundary. The site is linear in form and comprises of Grade 1 (excellent quality) agricultural land currently in arable use. Although development on the site would result in the loss of productive agricultural land, all of the sites in the settlement fall within the same category and the number of dwellings proposed is not of a scale to have an adverse impact on the availability of productive agricultural land.

Landscape features on the site includes mature boundary hedgerows and a drainage ditch along the northern boundary of the site.

There is existing housing development on three sides of the site (north, east and west) and agricultural land to the south. Views are limited to near distance views from adjacent roads and properties, long distance views into the site are possible from the south but development would be seen in context of the existing settlement.

The location of the site within a built up area minimises the impact of new development on the landscape and provides an opportunity for development to take place without placing pressure on much more significant sensitive areas around the village.

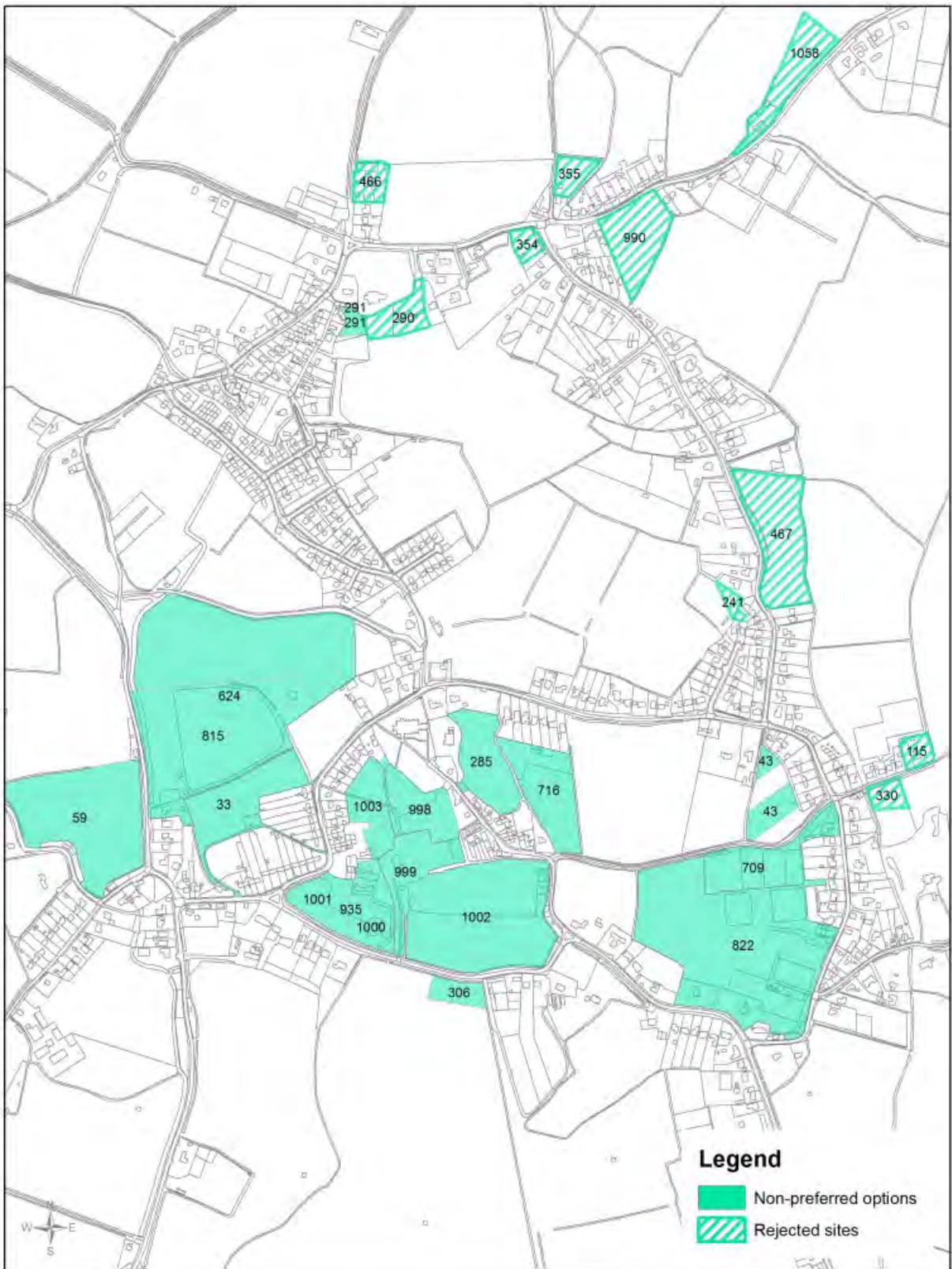
Development on the site would constitute infill development. The established residential developments adjacent the site all has the form and character of linear development. The site could potentially be developed in this same way as linear development to reflect the existing form and character of the village.

There is a scattered distribution of services in the village, and as in the case above the site scores average in terms of proximity to services. However the site is relatively close to some services including a bus route.

Norfolk County Council Highway Authority made no objections to the allocation of the site.

## **Questions Rural Village -Walpole St. Peter, Walpole St. Andrew and Walpole Marsh**

1. Do you have any comments on the proposed development boundaries?
2. Do you have any comments on the draft allocation WSP1?
3. Do you have any comments on the draft allocation WSP2?
4. Is there a more suitable site (or sites) to accommodate around 16 dwellings in Walpole St. Peter, Walpole St. Andrew and Walpole Marsh than the Council's preferred site. Why is this site (or sites) more suitable?



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Walpole St. Andrew &  
Walpole St. Peter





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0 0.02 0.04 0.08 0.12 0.16 Miles

Walpole Marsh

<b>Preferred Options</b>	<b>Main comparative reason(s) for selection</b>
WSP1 (Part of Site 306)	Relates well to existing development pattern. Potential for development to have minimal impact on the landscape.
WSP2 (Site 353)	Relates well to existing development pattern. Potential for development to have minimal impact on the landscape.
<b>Non-Preferred Options</b>	<b>Main comparative Reason(s) for not being selected</b>
Part of Site 306	Site is too large for the planned village growth (only part of the site is the preferred option WSP1)
Site 33	Unable to deliver safe access.
Site 43	Poor highway access. Negative impact on the amenity of surrounding properties.
Site 59	Likely to have a greater impact on the character of the village and the surrounding landscape.
Site 285	Likely to have a greater impact on the character of the village and the surrounding landscape.
Site 291	Potential negative impact on village character. Potential impact on an area that is subject to a Tree Preservation Order.
Site 624/815	Partially constrained by tidal flood zone 2 Potential negative impact on local landscape and character of the village.
Site 716	Unable to deliver suitable access.
Site 709/822	Development would result in the loss of employment use.
Site 998/999	Potential negative impact on the character of the settlement.
Site 935	Potential negative impact on the landscape character of the village.

# Preferred Options for a Detailed Policies and Sites Plan

<b>Preferred Options</b>	<b>Main comparative reason(s) for selection</b>
Site 1000	Potential negative impact on landscape character of the village.
Site 1001	Potential negative impact on the landscape character of the village.
Site 1002	Potential negative impact upon the landscape character of the village.
Site 1003	Likely to have a greater impact on the character of the village and the surrounding landscape.
<b>Rejected Sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 363	Completely within tidal flood zone 2 & 3.
Site 908	The site is detached from the main built up area of the village. Completely within tidal flood zone 2 & 3.
Site 910	The site is slightly separated from the main built up area of the village. Completely within tidal flood zone 2.  The site is detached from the main built up area of the village.
Site 909	Completely within tidal flood zone 2 and partially within tidal flood zone 3.
Site 354	Completely within tidal flood zone 2.  Site is detached from the main built up area of the village.
Site 466	Completely within tidal flood zone 2.
Site 467	Completely within tidal flood zone 2.
Site 990	Completely within tidal flood zone 2.
Site 1058	Completely within tidal flood zone 2.  Detached from the main built up area of the village.
Site 290	Completely within tidal flood zone 2.  Detached from the main built up area of the village.
Site 355	Completely within tidal flood zone 2.
Site 115	Completely within tidal flood zone 2.

Preferred Options	Main comparative reason(s) for selection
	Detached from the main built up area of the village.
Site 241	Largely within tidal flood zone 2.
Site 330	Completely within tidal flood zone 2.
Site 670	Completely within tidal flood zone 2 & 3. Detached from the main built up area of the village.

## 7.104 Walton Highway - See West Walton

## 7.105 Watlington (KRSC)

### Watlington

#### *Key Rural Service Centre*

#### Description

**7.105.1** Watlington is situated approximately six miles south of King's Lynn. The village is served by Watlington railway station (on the Fen Line between London Kings Cross- Cambridge and King's Lynn) which is situated less than a mile from the centre of the village. The Parish of Watlington has a population of 2,455<sup>(87)</sup>. The village has a range of services and facilities present which include a surgery, school, bus route, railway station, Post Office, pub and other retail uses. Watlington provides a local employment base which has developed from its role in serving the local agricultural community.

**7.105.2** In relation to landscape character the village is situated within the 'Settled Farmland with Plantations' landscape character type. This type of landscape is defined in the Landscape Character Assessment<sup>(88)</sup> as having intact mature landscape structure including mature parkland and trees, intact hedgerows and woodland plantations. There is also a patchwork of grazed parkland, with views to historic halls and a moderate to strong sense of tranquillity throughout the area.

87 Census Data 2011

88 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

## Strategic Background

**7.105.3** Watlington is designated as a Key Rural Service Centre by the Core Strategy and has a good range of services and facilities to serve the existing community. The Council's preferred distribution of development between Key Rural Service Centres on a population pro-rata approach (see Distribution of Development Chapter) would indicate 32 additional dwellings for Watlington.

**7.105.4** Norfolk County Council stated that the local primary school can accommodate for growth in the settlement. Watlington is served by Watlington Waste Water Treatment Works. Consultation with Anglian Water is essential to enable any new development in the settlement as major constraints have been identified regarding capacity and new flow consent would be required. With regards to the foul sewerage network, upgrades to the network may be required, again depending on the specific site and level of housing. Otherwise developers would need to fund or part fund upgrades to the network.

**7.105.5** The area towards the south west of the settlement is within a medium flood risk zone (Flood Zone 2). The Environment Agency has not raised any other concerns regarding flood risk. The settlement overlies a Groundwater Vulnerability Zone therefore for development to take place extra care will be required to prevent new development causing groundwater pollution.

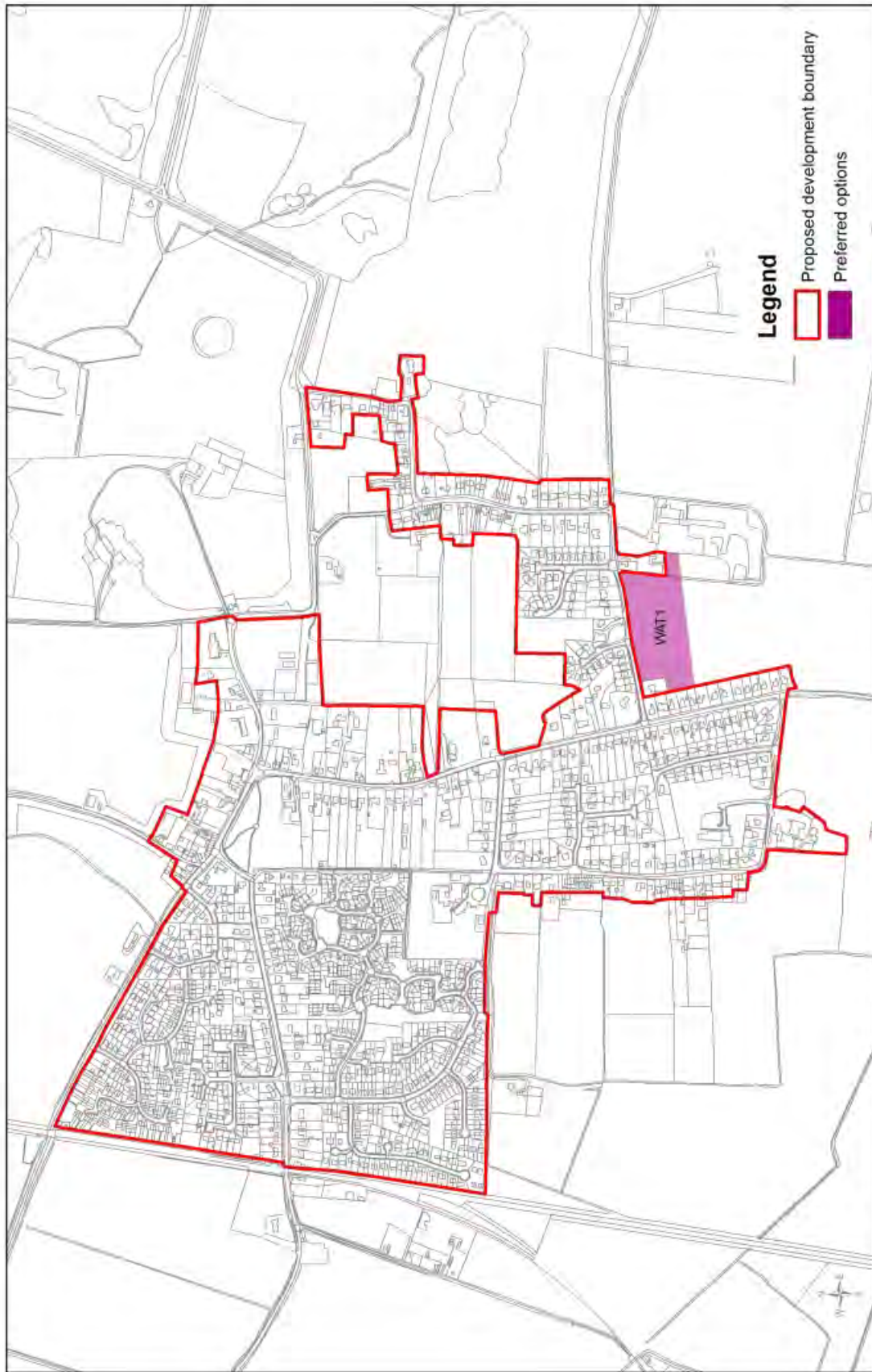
**7.105.6** Sand and gravel deposits have been identified in parts of the village and Norfolk County Council, as minerals planning authority, has indicated that further assessment and consultation will be needed on sites which are more than 1 hectare. For sites below 1 hectare, Norfolk County Council encourages developers to explore opportunities to extract sand and gravel from development sites for use in the construction phases of development.

**7.105.7** Some specific issues have been identified in relation to the presence of sewerage connection and in access constraints but these issues have been considered in relation to individual sites.

## Response to Consultation

**7.105.8** The Council received responses both in support and opposed to specific sites during the consultation period. The Parish Council are concerned that further growth will impact negatively on infrastructure however they note that allocating Site 449 will ensure the development is smaller and not located on the periphery of the village or too far from village amenities. Additional information was received from landowners and agents on behalf of the sites that they were promoting.

Preferred Option



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Watlington

## Site Allocation

### Draft Policy WAT1 Land South of Thieves Bridge Road

Land of around 1.8 hectares, as shown on the Policies Map, is allocated for residential development of 32 dwellings. Development will be subject to compliance with all of the following:

1. Submission of an Environmental Statement that satisfies Norfolk County Council that:
  - i) The applicant has carried out investigations to identify whether the resource is viable for mineral extraction  
*and if the mineral resource is viable, that:*
  - ii) The applicant has considered whether it could be extracted economically prior to development taking place;  
*and if the mineral resource can be extracted economically, whether (or not):*
  - iii) There are opportunities to use the onsite resource during the construction phases of the development
2. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer will need to demonstrate how it has mitigated any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination'
3. Development is subject to the demonstration of safe highway access that meets the satisfaction of the Highway Authority.
4. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.105.9** The site (part of submitted site Ref. No. 449) is located to the south of village. It lies to the south of Thieves Bridge Road, opposite established residential development in the form of bungalows and large detached houses. To the east of the site is again residential development in the form of bungalows along Downham Road, and to the site west two large detached properties with substantial gardens, and one with associated farm buildings and ponds/water storage. The site is currently used as agricultural land and has defined boundaries in the form of hedgerows and trees.

**7.105.10** The Council considers the site is suitable to accommodate the 32 residential units required in the settlement at a density consistent with the surrounding area. Given the site is bordered on two sides by development it would represent a natural extension to the village with limited impact on the landscape. This site is supported by the Parish Council and the Highways Authority have no objection to this being allocated providing safe access can be achieved.

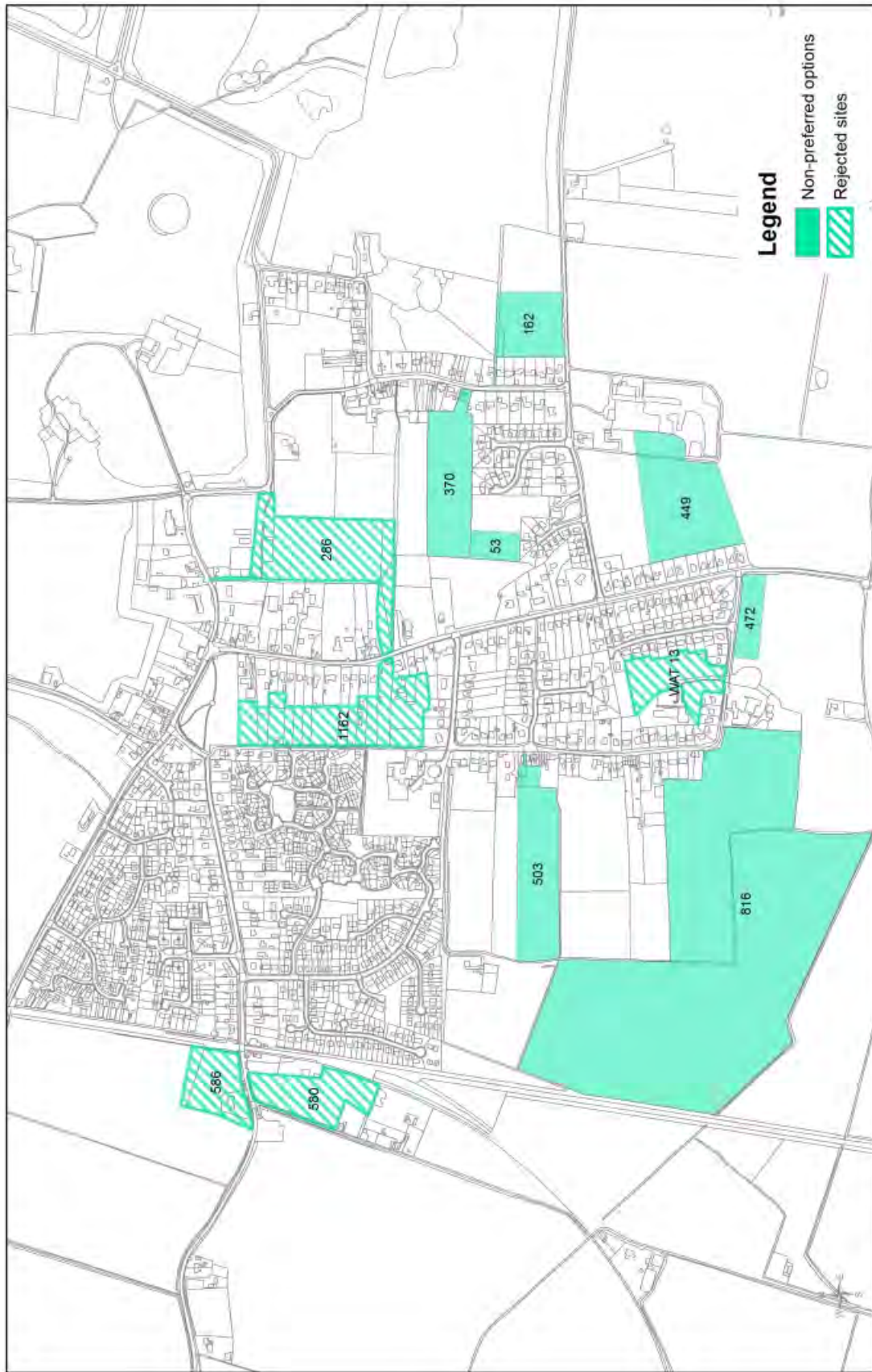
**7.105.11** There is one constraint which must be resolved prior to development to the satisfaction of Anglian Water, the site overlies a Groundwater Vulnerability Zone and therefore risks from site contamination must be addressed.

## Questions Key Rural Service Centre- Watlington

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation WAT1?
3. Is there a more suitable site to accommodate around 32 dwellings in Watlington than the Council's preferred site? Why is this site more suitable?



## Details of other sites considered



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<b>Preferred Option</b>	<b>Main comparative reason(s) for being selected</b>
WAT1 (Part of site 449)	Proximity to services Represent a natural extension to the village
<b>Non- preferred Options</b>	<b>Main comparative reason(s) for not being selected</b>
Site 53	Poor highways access to the site
Site 162	Distance from village services and facilities Development would have a greater negative impact on the character and landscape of the locality Poor highways access to the site
Site 370	Poor highways access to the site
Site 449	Site is too large for planned village growth (part of site is used as Preferred Option WAT1)
Site 472	Site would have a greater negative impact on the character and landscape of the locality
Site 503	Poor highways access to the site Site would have a greater negative impact on the character and landscape of the locality
Site 816	Poor highways access to the site Site is partially within a high risk flood zone
<b>Rejected sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 286	Site is a sports field, and the Council will only support proposals that protect, retain or enhance sports, leisure and recreation facilities as set out in policy CS13 of the Core Strategy
Site 370	Poor highways access to the site
Site 585 & 580	Distance from main built up area of the settlement Site is partially within a high flood risk zone
Site 586	Distance from main built up area of the settlement Site is partially within a high flood risk zone
Site 1162	Site located within development boundary, and hence an allocation would not be required

WAT13	Site located within development boundary, and hence an allocation would not be required
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## 7.106 Welney (RV)

### Welney

#### *Rural Village*

#### Description

**7.106.1** The village of Welney is situated to the southwest of the Borough, 10 miles southwest of Downham Market and 13 miles south of Wisbech. The village lies adjacent to the Old Bedford River and the River Delph, and is in curved linear form either side of Main Street, the A1101. The majority of older dwellings are of two-storeys with pitched roofs. Older buildings are built of red or yellow brick and roofing materials are of Welsh slate or Norfolk clay pantiles.

The Parish of Welney has a population of 542<sup>(89)</sup>. The village has a limited range of facilities which include a school, pub, parish hall and playing field with sports pavilion. Welney stands alongside a Wildfowl and Wetlands Trust nature reserve which is internationally designated for its biodiversity, and in particular bird species. The reserve covers approximately 420 hectares in area.

**7.106.2** The Landscape Character Assessment<sup>(90)</sup> identifies the village as being within 'The Fens- Open Inland Marshes' with wide open skies and a strong sense of openness throughout the area. As mentioned above there is a wetland habitat and other ecologically important features. There is a sparse settlement pattern, but a strong recognisable sense of place and moderately strong sense of tranquillity throughout the area.

#### Strategic Background

**7.106.3** Welney is designated as a Rural Village by the Core Strategy due to its services and facilities. The approach to the distribution of development (see Distribution of Development Chapter) suggests 5 additional dwellings are sought here. However, the Council considers the provisionally chosen site could satisfactorily accommodate a little more and that 7 dwellings would be an appropriate number. This increase in allocation is supported by the Parish Council who want to see more development in Welney to help sustain the local facilities.

**7.106.4** The whole of the settlement of Welney is within both Flood Zone 3 (high risk) and partially within the (flood defence breach) Hazard Zone. At the previous consultation stage, 'Issues and Options', the Borough Council suggested that settlements wholly within either flood zones 2 and/or 3 and the hazard zones should not be allocated housing because of the risk. However, the responses to consultation suggested that this approach was overly restrictive, and would not deliver against

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89 Census Data 2011

90 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

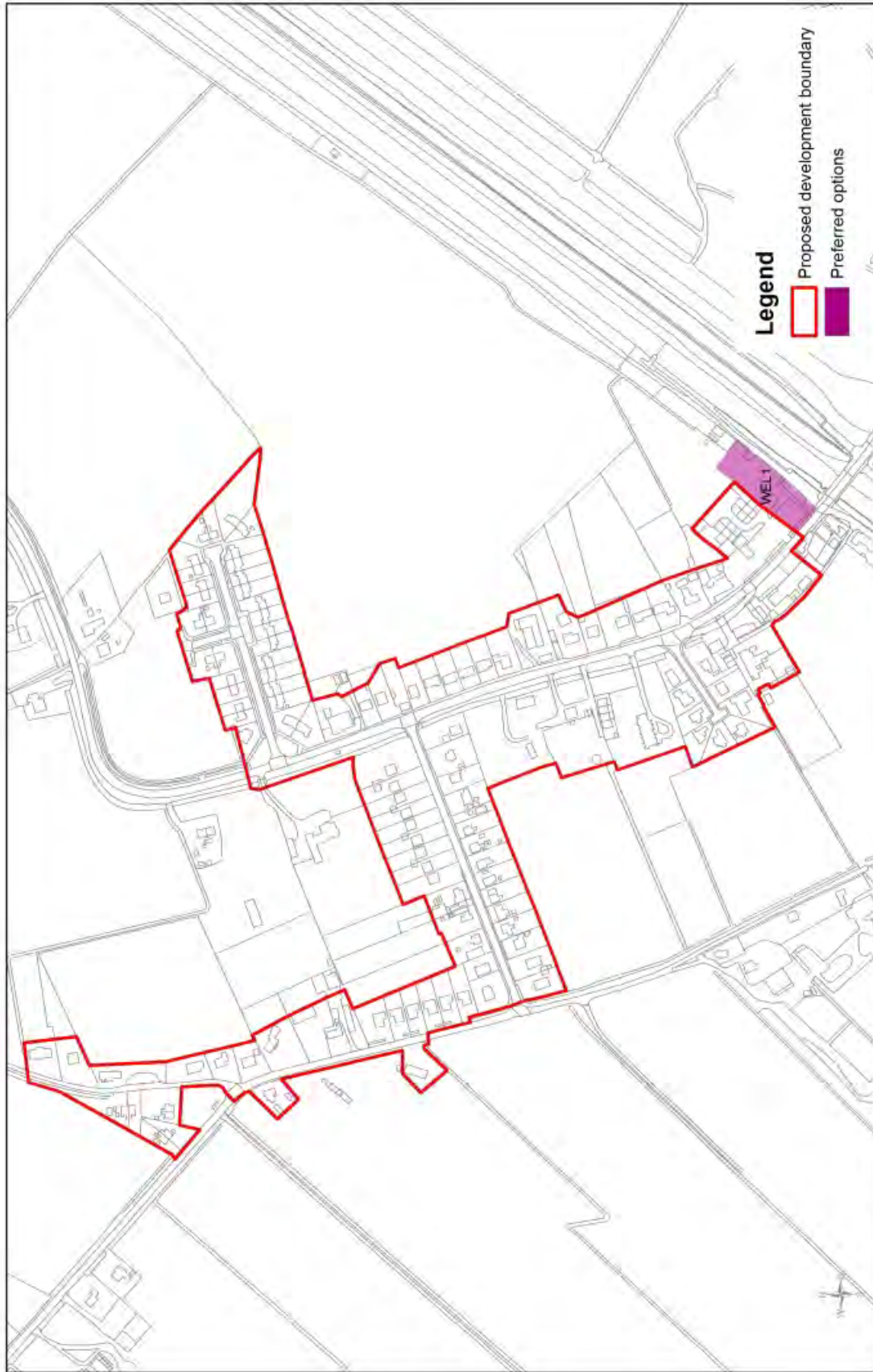
the strategic needs identified by the Core Strategy. Following further consultation the Environment Agency, the Borough Council considers that the need for additional housing in Welney to help support existing facilities justifies housing allocations notwithstanding the flood risks.

**7.106.5** In terms of the sequential test (see NPPF paragraph 101), the housing required in Welney cannot be located in a lower degree area of flood risk because the whole of the settlement has the same degree of risk. In terms of the exceptions test (see NPPF paragraph 101), the Borough Council judges that the benefits of the housing in supporting the sustainability of the services and community in Welney outweigh the flood risk involved.

## **Response to Consultation**

**7.106.6** The Council received some additional information from landowners and agents supporting the sites they promote. Welney Parish Council commented that they were in support of allocating new housings in the village and wanted to see an increase in the allocated provision to help support the local community.

## Preferred Option



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Weiney

## Site Allocation

### Draft Policy WEL1 Former Three Tuns/ Village Hall

Land amounting to 0.3 hectares, as identified on the Policies Map, is allocated for residential development of 7 dwellings. Development will be subject to compliance with the following.

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures)
2. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.106.7** The allocated site (whole of submitted site Ref. No. 1216) is situated towards the south east of the village. The site is adjacent to the Old Beford River and a Special Area of Conservation, which in turn adjoins the Ouse Washes Sites of Specific Scientific Interest, RAMSAR and a Special Protection Area. The site is well located in terms of proximity to the school and access to services and will form a natural extension to the village in keeping the existing character and form.

**7.106.8** The site is the Council's preferred option for housing as it is currently brownfield land and is linked to the relocation and replacement of the existing village hall, with previous planning consent granted for 7 houses in 2004. The Council considers the site is capable of accommodating the 7 residential units required in the settlement at a density reflecting that of the surrounding area. The local highways authority has no objection to this site providing safe access is achieved from Main Street.

**7.106.9** The whole of the settlement is within Flood Zone 3 and most of the settlement within the hazard zone. A small area of the allocated site falls partially within a hazard zone however the Council considers due to the brownfield nature of this site and the location within the settlement it is appropriate to develop on this land.

**7.106.10** The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from across the field to the east. In these views the site is seen in the context of the existing village.

**7.106.11** The Council considers this site to be favourable in Welney in comparison the other submitted sites due to its accessibility and brownfield nature.

## Questions Rural Village- Welney

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation WEL1?
3. Is there a more suitable site to accommodate around 7 dwellings in Welney than the Council's preferred site? Why is this site more suitable?

Details of other sites considered



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Weelney



<b>Preferred Options</b>	<b>Main comparative reason(s) for being selected</b>
WEL1 (Site 1216)	Site is brownfield land and linked to the replacement and relocation of the village hall
<b>Non- preferred Options</b>	<b>Main comparative reason(s) for not being selected</b>
Site 72	Site has poor access through a heavily shrubbed area Site is backland development
Site 376	Site is backland development
Site 386	Distance from services
<b>Rejected sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 304	Site is detached from the rest of the settlement
Site 420 & 735	Site is detached from the rest of the settlement Site is located wholly within a high flood risk and hazard zone
Site 663	Site is detached from the rest of the settlement Site is located partially within a high flood risk and hazard zone
Site 703	Site is detached from the rest of the settlement
Site 704 & 734	Site is detached from the rest of the settlement Site is located partially within a high flood risk and hazard zone
Site 733	Site is detached from the rest of the settlement

## 7.107 Wereham (RV)

### Wereham

#### *Rural Village*

#### Description

**7.107.1** The village of Wereham is situated six miles southeast of Downham Market. The older part of the village is focused around the church and village pond, with more recent development forming a linear pattern along Stoke Road and Flegg Green. Within the older part of the village building materials include stone walls with pantiled pitched roofs, outside of this central core the major building material is brick. The village has a designated Conservation Area.

**7.107.2** The Parish of Wereham has a population 859<sup>(91)</sup>. The village has a limited range of services and facilities which include a pub, a bus route and other employment uses.

91 Census Data 2011

**7.107.3** The Landscape Character Assessment<sup>(92)</sup> characterises the area as ‘Settled Farmland with Plantations’. The flat to gently rolling landscape encompasses several smaller linear villages, including Wereham, nestling within a predominantly agricultural backdrop. The field pattern consists of a network of small to medium fields delineated by a variety of field boundaries including hedgerows, drainage ditches, mature trees and wooden fencing. Several plantations woodlands, hedges, rows of poplars and other mature trees, frame views and give a sense of enclosure. A network of mainly rural, peaceful roads (often aligned by drainage ditches) connects the farms and villages.

## **Strategic Background**

**7.107.4** Wereham is designated as a Rural Village by the Core Strategy and is capable of accommodating modest growth to support essential rural services. The approach to the distribution of development (see earlier section in this document) suggests 6 additional dwellings are sought here. However, the Council considers that the provisionally chosen site could accommodate a little more and 8 would be an appropriate number.

**7.107.5** Wereham is served by the Stoke Ferry Waste Water Treatment Works. Anglian Water has stated there is capacity to accommodate for growth within the existing treatment works. With regards to the foul sewerage network, there may be a need to upgrade the existing infrastructure, depending on the specific site and level of housing. Otherwise developers would need to fund or part fund upgrades to the network. The Environment Agency has not raised any concern regarding flood risk in the village. Part of the village overlies a Groundwater Vulnerability Zone therefore for development to take place extra care will be required to prevent new development causing groundwater pollution.

**7.107.6** The Council has undertaken an assessment and comparison of the sites in the Sustainability Appraisal to determine the preferred site for allocation.

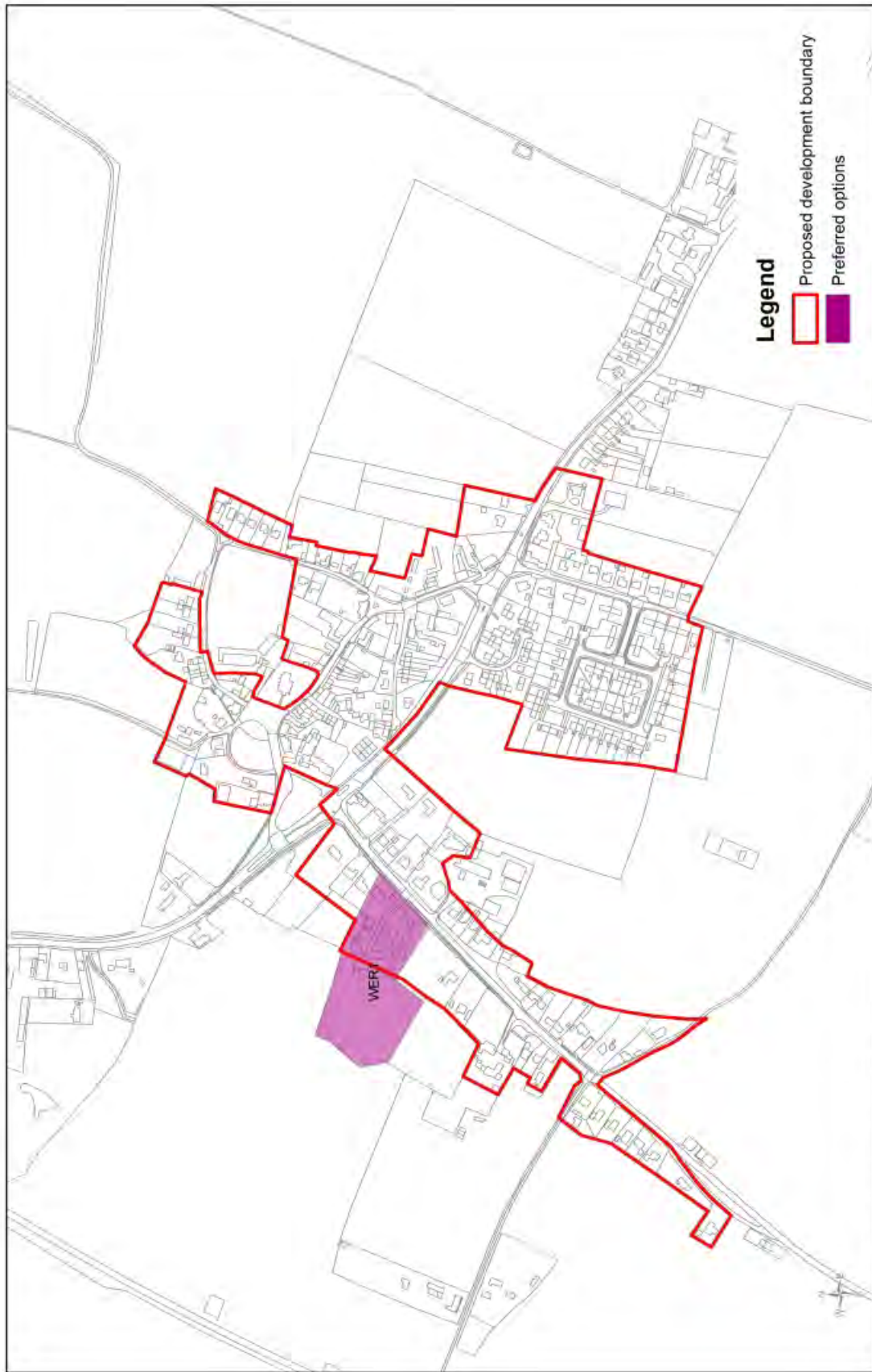
## **Response to Consultation**

**7.107.7** The Council received responses both in support and opposing development on sites in Wereham. The Parish Council commented on each of sites, objecting to sites 105, 950/111 & 541 and 499 due to concerns over access, however fully supporting the development of site 656 stating it would be an improvement to the current disused agricultural building. A number of comments were received from local residents concerned about the impact of development in Wereham. Additional information was received from landowners and agents in support of the sites they were promoting.

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92 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

## Preferred Options



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## Site Allocation

### Draft Policy WER1 Land at The Springs, Flegg Green

Land amounting to 0.3 hectare, as identified on the Policies Map, is allocated for residential development of 8 dwellings.

1. The site overlies a Groundwater Vulnerability Zone. Accordingly, the developer should address any risks to controlled waters from contamination at the site, following the requirements of the NPPF and the Environment Agency 'Guiding Principles for Land Contamination
2. Subject to safe access demonstrated off Flegg Green and suitable provision/ improvements to pedestrian links
3. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.107.8** The allocated site (part of the submitted site Ref. No 449) is located to the west of the settlement. The site will form an extension onto the rear of a site off Flegg Green currently being development for housing. The Council considers that the site is suitable to accommodate the 7 dwellings required in the settlement at a density reflecting that of the surrounding area. The site does not have an immediate boundary with the highway but Flegg Green is considered the suitable access point.

**7.107.9** The site is currently agricultural land (grade 3), with trees scattered throughout the site. The trees provide natural screening to the north and have the potential to be incorporated in the design where possible. The Conservation Area sits a good distance from the site and therefore development on this site would not be of detriment to the character and appearance of Wereham Conservation Area. The site is located relatively close to services and facilities within the village.

**7.107.10** There is one constraint which must be resolved prior to development in that the site overlies a groundwater vulnerability zone and therefore risks from site contamination must be addressed prior to development to the satisfaction of Anglian Water.

**7.107.11** This site has been put forward as the Council's preferred options for allocation. This site is considered advantageous in comparison to other sites as it is relatively close to services. Furthermore, unlike some of the other considered options this site is not within the conservation area and is considered to have a less significant impact upon the surrounding landscape.

### Questions Rural Village- Wereham

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation WER1?

3. Is there a more suitable site to accommodate around 8 dwellings in Wereham than the Council's preferred site? Why is this site more suitable?

## Details of other considered options



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Wereham

0 0.0375 0.075 0.15 0.225 0.3 Miles

## Preferred Options for a Detailed Policies and Sites Plan

<b>Preferred Options</b>	<b>Main comparative reason(s) for being selected</b>
WER1 (Site 449)	The shape of the site lends it to development in keeping with the surrounding form and character of the settlement
<b>Non- preferred Options</b>	<b>Main comparative reason(s) for not being selected</b>
Site 105	The site is within close proximity to the conservation area, therefore potential impact on the form and character of the village  Site received the most opposition to development
Site 106, 362 & 813	Site is currently in employment, which policy CS10 of the Core Strategy states should be retained if possible
Site 111, 541 & 950	Relatively distant from village services
Site 404	The site is within close proximity to the conservation area Relatively distant from village services
Site 570	Relatively distant from village services
Site 1179	Relatively distant from village services
<b>Rejected sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 656	Site within the development boundary
Site 729 & 1060	Site is detached from the rest of the settlement

## 7.108 West Acre (SVAH)

## 7.109 West Bilney (SVAH)

## 7.110 West Dereham (SVAH)

## 7.111 West Newton (RV)

### West Newton

#### *Rural Village*

#### Description

**7.111.1** West Newton is a small village located about eight miles northeast of King's Lynn. The village has strong links with Sandringham Estate encompassing a series of estate cottages within a woodland setting, located next to a church. The settlement is partly within Norfolk Coast AONB.

**7.111.2** West Newton is located in the parish of Sandringham which has an estimated population of 176<sup>(93)</sup>. West Newton supports a primary school, social club and village shop but is otherwise limited in service provision. The village is served by a local bus service. The village is within the general character area of 'Wooded Slopes with Estate Land' which is a very mature landscape character, including vast expanses of mature coniferous woodland<sup>(94)</sup>.

#### Strategic Background

**7.111.3** West Newton has a small population size and an average level of services for its designation as a Rural Village by the Core Strategy.

**7.111.4** Based on the councils preferred method of distributing new development (as outlined in an earlier section), West Newton would receive an allocation of 2 new houses. However, there are no identified available sites for housing in the settlement. Therefore, the Council cannot allocate land for housing in West Newton.

**7.111.5** The Environment Agency indicated that Castle Rising overlies a Groundwater Vulnerability Zone and accordingly extra care will be required to prevent new development causing groundwater pollution. No further comments were received from infrastructure providers.

#### Response to the Consultation

**7.111.6** No comments were received from members of the public or from West Newton Parish Council.

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93 Census data 2011

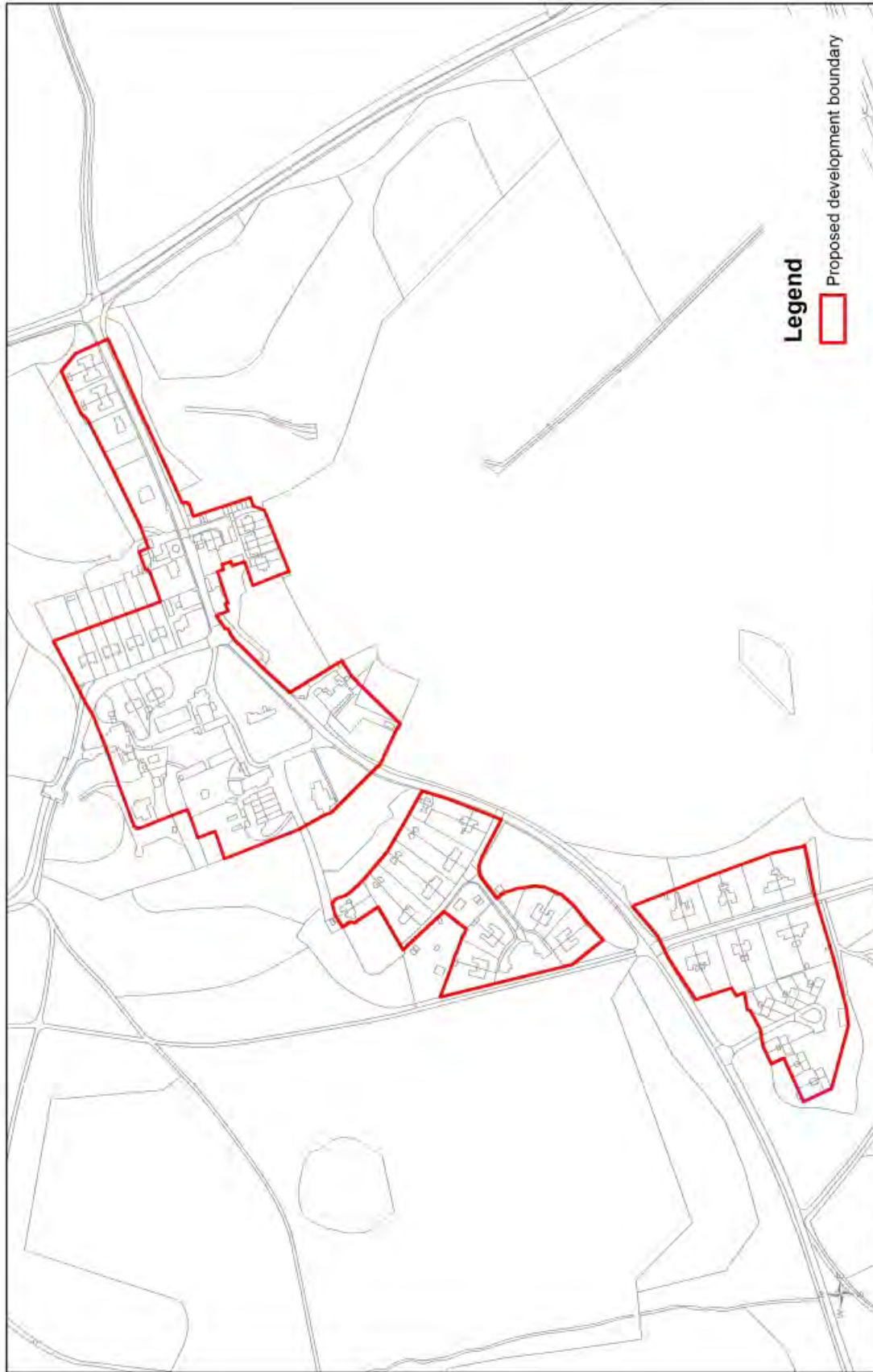
94 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates



## Questions Rural Village - West Newton

1. Do you have any comments on the proposed development boundary?
2. Do you know of a suitable site which could accommodate around 2 dwellings in West Newton? If so, please submit details.

Detail of other sites considered



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## 7.112 West Rudham (SVAH)

## 7.113 West Walton / Walton Highway (KRSC)

### West Walton and Walton Highway

#### *Key Rural Service Centre*

#### **Description**

**7.113.1** West Walton and Walton Highway are Marshland villages three miles to the north of Wisbech and approximately 13 miles south west of King's Lynn. The Parish population, which includes both West Walton and Walton Highway, is recorded as 1,731<sup>(95)</sup>.

**7.113.2** West Walton village was originally centred around St Mary's Church and the cross roads, but has expanded towards the east in a linear form along Salts Road and School Road. The building materials are usually red brick, although some more recent buildings are buff coloured brick, with roofs in older buildings pantiles or slate and more recently red / brown plain tiles.

**7.113.3** Walton Highway lies to the west of the A47 and is focused around the intersection at Lynn Road (the former route of the A47). The settlement was originally linear in pattern along this road, but more recent developments have seen the village grow along Salts Road, School Road, St. Pauls Road North and Common Road. While most buildings in the older part of the village are two-storey nearly all new developments are single storey construction.

**7.113.4** Collectively the villages have a primary and secondary school, commutable bus route, pubs, other retail and employment.

**7.113.5** The Landscape Character Assessment<sup>(96)</sup> refers to these settlements as bordering the 'Open Inland Fens' to the east and encompassing a rich mix of arable fields, fruit orchards, plantations and pasture. It has an intact mature landscape structure including the rows of poplars and large concentration of fruit orchards with panoramic views across the area, frequently framed by orchards. There is an historic drainage network, and a strong sense of tranquillity throughout the area.

#### **Strategic Background**

**7.113.6** West Walton and Walton Highway are grouped together in the Core Strategy to collectively form a Key Rural Service Centre. This is due to the shared services and facilities between the settlements, and the close functional relationship between the two. On a population pro-rotta basis (see Distribution of Development section) West Walton and Walton Highway is to be allocated a total of 23 new dwellings. However, sufficient land to accommodate this level of housing could not be identified in the settlement and consequently the Council seeks to allocate a total of 16 houses between the two identified preferred sites.

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95 2011 Population Census Data

96 King's Lynn & West Norfolk Landscape Character Assessment 2007

**7.113.7** The Strategic Flood Risk Assessment identifies West Walton as being predominantly located within Tidal Flood Zone 3 (high risk) with small areas of the village falling within the Hazard Zone (flood defence breach). Walton Highway is identified to be within Tidal Flood Zone 2 (medium risk) and partially within Tidal Flood Zone 3 (high risk) but does not fall within the Hazard Zone.

**7.113.8** In accordance with the National Planning Policy Framework (p.101) and advice from the Environment Agency, the sequential test is used to locate development away from areas at higher degrees of flood risk.

**7.113.9** Norfolk County Council (NCC) indicates that West Walton Primary School is over capacity and would require expansion should there be development in the area. It has also been identified that Walpole Highway School only has capacity for a small scale development.

**7.113.10** Anglian Water identifies that majority of the sites in West Walton and Walton Highway would require infrastructure and/or treatment upgrades to serve the proposed growth. Constraints relating to the surface water network capacity are also identified, meaning that sustainable urban drainage systems (SUDS) will be sought to accommodate the proposed growth.

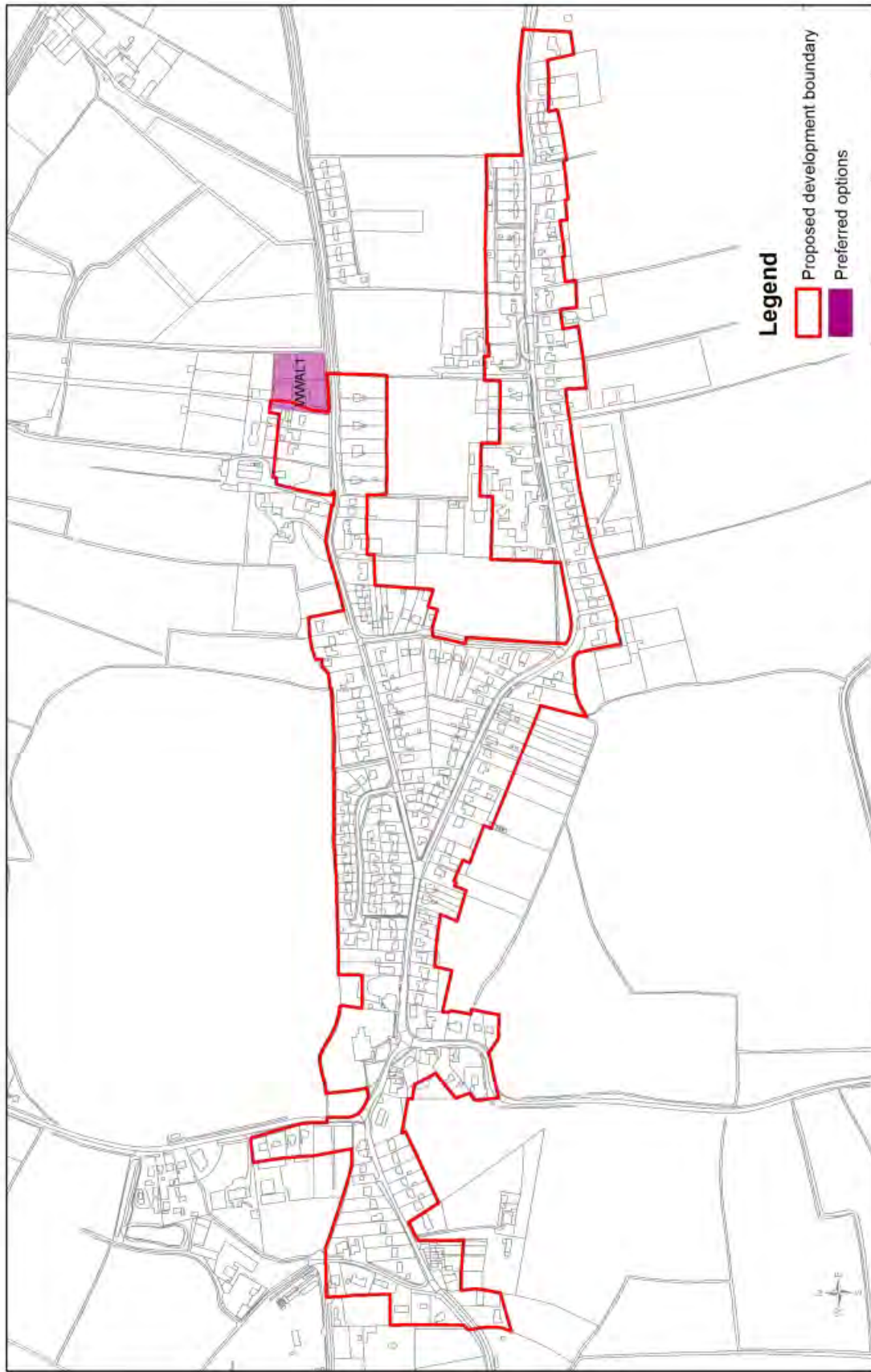
**7.113.11** King's Lynn Internal Drainage Board (IDB) identifies some sites in the settlement that adjoins Board maintained watercourse. In such cases further assessment is required to determine the potential impact of new development on these infrastructures.

## **Response to 'Issues and Options' Consultation**

**7.113.12** West Walton Parish Council considers the number of houses allocated in the Key Rural Service Centres inadequate and detrimental to the village as a whole if development is so limited. The Parish Council also queried the proposed development boundary and suggested that it should be reviewed again in line with the NPPF. One other comment relating to the proposed development boundary was received. Further information was submitted by agents and landowners to promote and support individual sites.

**7.113.13** The response to the consultation was not of a scale to suggest any one site was preferred for development.

## Preferred Option



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West Walton

## Site Allocation

### Draft Policy WWAL1 Land North of Salts Road

**Land amounting to 0.52 hectares north of Salts Road as shown on the Policies Map is allocated for residential development of 6 dwellings. Development will be subject to compliance with all of the following:**

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Submission of details showing how sustainable drainage measures will integrate with the design of the new development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Provision of affordable housing in line with the current standards.

### Site Description and Justification for Draft Allocation

**7.113.14** The allocated site (submitted site 986) is situated to north of West Walton immediately adjacent the proposed development boundary. The site comprises of Grade 2 (good quality) agricultural land and is currently in use as a paddock.

**7.113.15** Landscape features within the site includes boundary hedgerows and a few trees within the site. Other than this, there are no notable landscape features within the site.

**7.113.16** The surrounding area consists of residential development to the west and south (on the opposite side of Salts road) and agricultural land to the north and east. Development on the site is likely to have a minimal visual impact on the landscape given the location of the site within a fairly built up area. Views are limited to near distance from adjacent roads and properties. There are few opportunities for wider views from the north and east, but from these views the site would be seen in the context of the existing settlement.

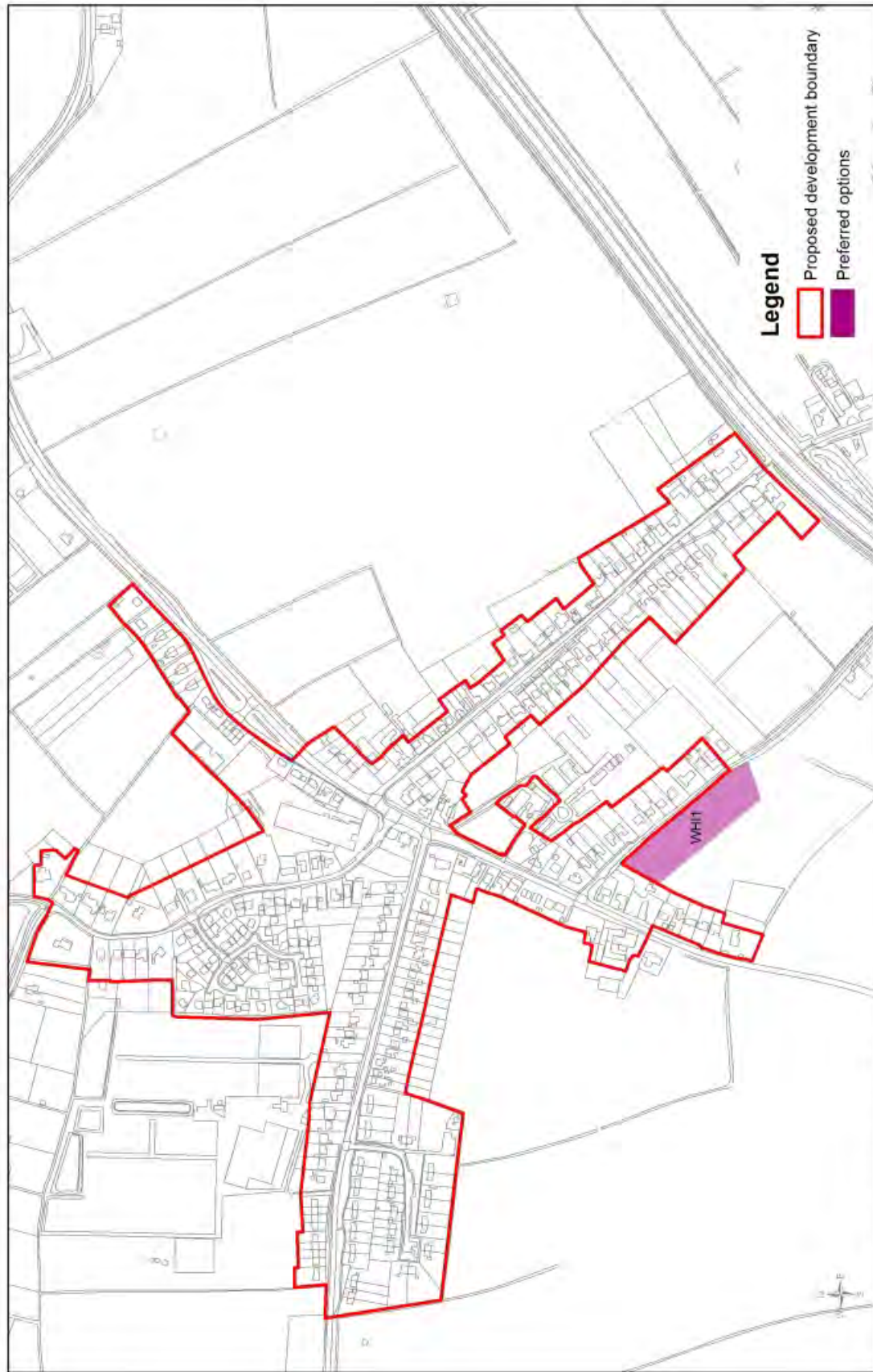
**7.113.17** The site scored highly in terms of sustainability, it is easily accessible and relatively close to some key village services including West Walton Primary School. It should be noted however that there is a scattered distribution of the services in the Village.

**7.113.18** Development on the site would constitute a natural extension to the existing housing development along Salts Road. West Walton is largely characterised by ribbon development, and the development of the allocated site would continue this form of development. The potential for minimal impact on the form and character of the village is one of the key advantages of this site over the other considered sites.

**7.113.19** Norfolk County Council objects to the allocation of the site on the grounds that there it does not have adequate footpath links with the village services. On balance it is the Borough Council's view that the benefits of selecting this site outweigh these concerns, considering the assessments of the available sites and given the scattered distribution of services and the nature of the settlement this should not be a deciding factor in this case.

**7.113.20** In line with the NPPF, the Sequential Test is used to locate development away from areas at highest risk of flooding and although the site is within tidal flood zone 3, it is at a lower degree of flood risk compared to the flood hazard zone which constrains other sites in West Walton.

## Preferred Option



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## Site Allocation

### Draft Policy WH1 Land Adjacent Common Road

**Land amounting to 0.83 hectares as shown on the Policies Map is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:**

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Submission of details showing how sustainable drainage measures will integrate with the design of the new development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Demonstration of safe access to the satisfaction of Norfolk County Council Highways;
4. Provision of affordable housing in line with the current standards.

### Site Description and Justification for Draft Allocation

The allocated site (which includes all of Site Ref 428) is located south east of Walton Highway, on the edge of the built extent of the village facing onto detached bungalows on Common Road.

The site comprises of Grade 2 (good quality) agricultural land and is currently in arable use. Although development would result in the loss of productive agricultural land, the entire settlement consists of either excellent or good quality agricultural land but the need for additional housing to sustain existing village services outweighs this constraint.

Landscape features on the site includes boundary hedgerows and a number of small trees within the site. Other than this, there are no significant landscape features on the site.

The site is largely surrounded by established housing development, and is bordered by agricultural land on the south. The location of the site within a fairly built up area means that development on the site is likely to have limited visual impact on the landscape. Views are restricted to near distance from adjacent roads and properties. In the wider views that are available from the south, development would be viewed t the backdrop of the existing settlement.

The site fronts onto existing linear frontage development on Common road and the site could potentially lend itself to this form of development. Walton Highway is also largely characterised by ribbon frontage development and the allocated site is favoured because of its potential to mirror the form and character of the existing settlement.

There is also a scattered distribution of services in the village and as such the site scores average in terms of proximity to services.

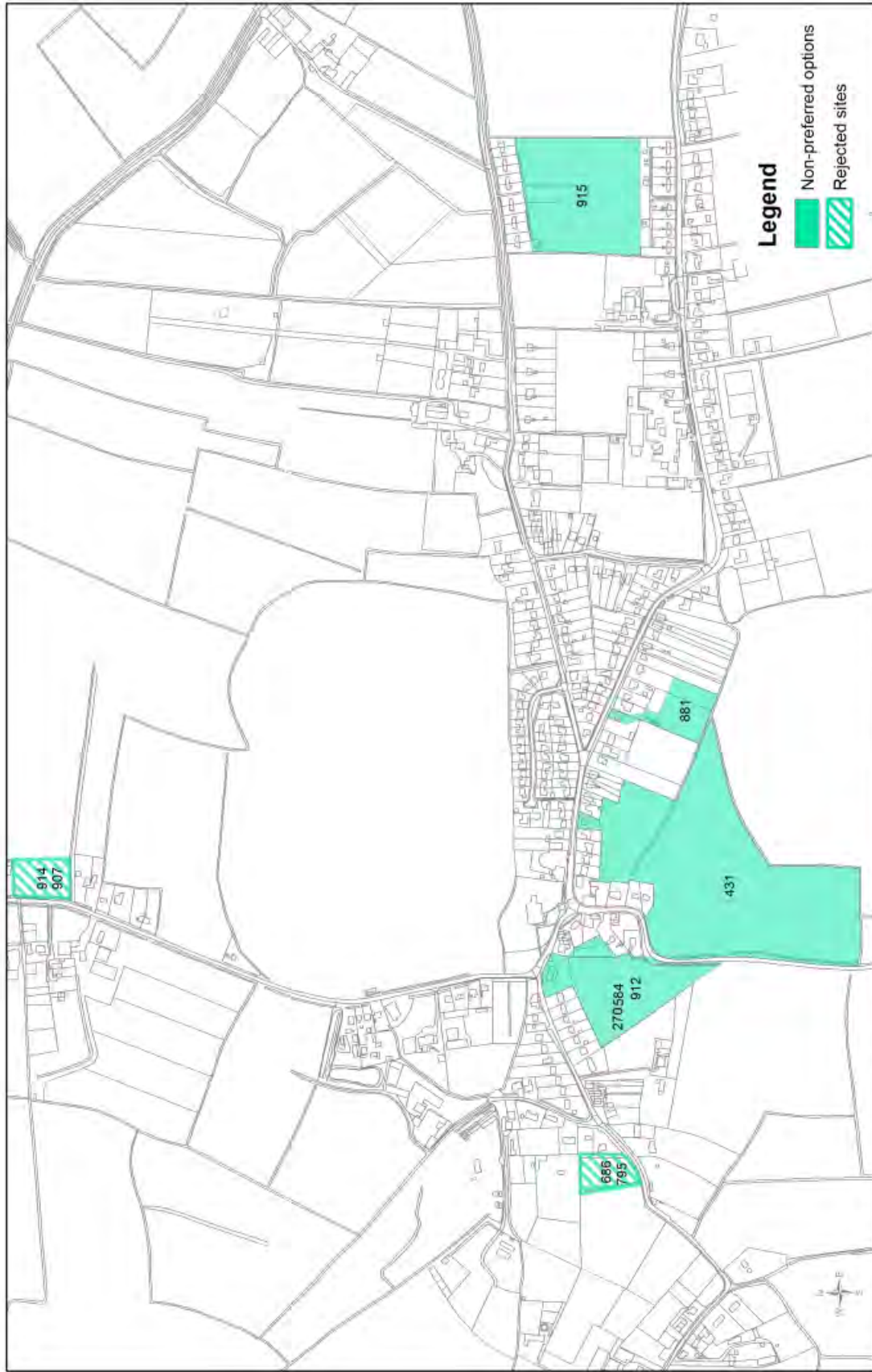
The Highway Authority would not object to the site provided safe access and visibility can be achieved.

In line with the principles of the sequential test, the allocated site is in a lower flood risk area (tidal flood zone 2) compared to other higher risk areas in the settlement (tidal flood zone 3). A flood risk assessment is required prior to development as stipulated in the allocation policy above.

## **Questions Key Rural Service Centre - West Walton and Walton Highway**

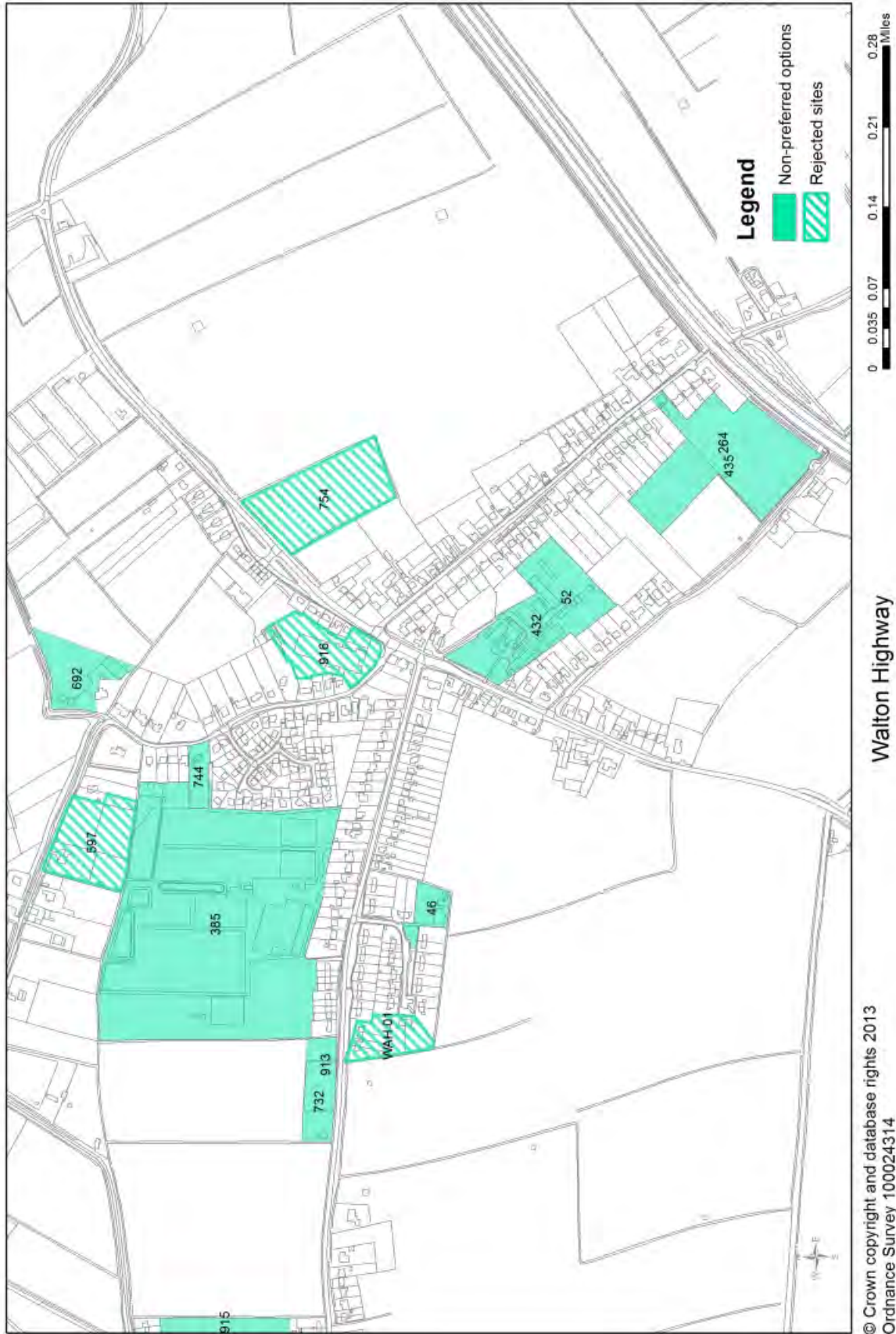
1. Do you have any comments on the proposed development boundaries?
2. Do you have any comments on the draft allocation WWAL1?
3. Do you have any comments on the draft allocation WH1?
4. Is there a more suitable site (or sites) to accommodate around 23 dwellings in West Walton and Walton Highway than the Council's preferred site. Why is this site (or sites) more suitable?

Details of other considered site



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West Walton



# Preferred Options for a Detailed Policies and Sites Plan

<b>Preferred Options</b>	<b>Main comparative reason(s) for selection</b>
Draft Allocation WWAL1 (Site 986)	Relates well to existing development pattern.
Draft Allocation WH1 (Site 428)	Relates well to existing development pattern. Potential for development to have minimal landscape impact.
<b>Non-Preferred Options</b>	<b>Main comparative Reason(s) for not being selected</b>
Site 46	Development Boundary has been amended to include the site and it is therefore capable of being developed without the need for allocation.
Site 52/432	Unable to deliver suitable highway access. Potential impact on the form and character of the village.
Site 264/435	Poor highway access. Development of the site would be contrary to existing development pattern.
Site 270/584/912	Large part of the site is within the flood hazard zone. Unable to deliver suitable highway access.
Site 385	Development would result in the loss of employment use.
Site 431	Partially within the flood hazard zone. Unable to deliver suitable highway access.
Site 692	Unable to deliver suitable highway access.
Site 732/913	Potential impact on the visual amenity of the surrounding countryside.
Site 744	Site is too small for the planned village growth.
Site 881	Development of the site would be contrary to existing development pattern.
Site 915	Unable to deliver suitable highway access. Development of the site would be contrary to existing development pattern.

Rejected Sites	Main reason for eliminating as not being 'reasonable options'
Site 597	Site is detached from the main built up area of the village.
Site 686	Completely within the flood hazard zone.
Site 754	Site is detached from the main built up area of the village.
Site 795	Completely within the flood hazard zone.
Site 907	The site is detached from the main built up area of the village. Completely within the flood hazard zone.
Site 914	The site is detached from the main built up area of the village. Completely within the flood hazard zone.
Site 916	Site is within the proposed development boundary and is therefore capable of been developed without the need for allocation.

## 7.114 Whittington (SVAH)

## 7.115 Wiggenhall St. Germans (RV)

### Wiggenhall Saint Germans

#### *Rural Village*

#### Description

**7.115.1** Wiggenhall St. Germans is a large village situated either side of the River Great Ouse at an ancient crossing point, five miles south of King's Lynn. The River meanders through the village and is an important feature of the village, but does not dominate its traditional fenland character. The population of the village was recorded as 1,373 in the 2011 census<sup>(97)</sup>. The services in the village include a school, church, bus service, shop, and pub.

**7.115.2** Wiggenhall St. Germans falls within the "The Fens – Open Inland Marshes" landscape character type<sup>(98)</sup>, with extensive vistas and wide open skies evoking a strong sense of openness, exposure and isolation. The strikingly flat, low lying terrain ranges between only 1m AOD to -2m AOD in elevation resulting in a strong geometric and linear landscape patterning defined by large scale intensive arable farming with extensive field units divided by a regular network of drainage ditches and dykes, long straight roads, large straight rivers and cut off channels. It is largely an unsettled landscape with villages and dispersed farmsteads with adjoining outbuildings.

97 Parish Population Census Data

98 King's Lynn & West Norfolk Landscape Character Assessment 2007

## Strategic background

**7.115.3** Wiggenhall St. Germans is designated a Rural Village in the Core Strategy, and is capable of accommodating modest growth to sustain essential rural services. On a population pro rata basis (see Distribution of Development section) Wiggenhall St. Germans would receive an allocation of 12 new dwellings (including, at current standards, 2.4 affordable dwellings or the equivalent financial contribution).

**7.115.4** An area north-west of the settlement is designated a County Wildlife Site, and any development in the vicinity will need to be considered in terms of potential impacts on bio-diversity and the particular features of that site. Prior to development an environmental assessment may be required for any development within this area.

**7.115.5** The landscape of Wiggenhall St Germans is characterised by open panoramic views in most directions with a strong sense of openness. Any development would need to be sensitive to the existing form and character of the settlement and the visual impact of development on the landscape.

**7.115.6** The Strategic Flood Risk Assessment (SFRA) identifies that Wiggenhall St Germans is significantly constrained by flood risk. The whole of the settlement is within both Tidal Flood Zone 3 (high risk) and the Hazard Zone (flood defence breach).

**7.115.7** At the previous consultation stage, 'Issues and Options', the Borough Council suggested that settlements wholly within either flood zones 2 and/or 3 and the hazard zones should not be allocated housing because of the risk. However, the responses to consultation suggested that this approach was overly restrictive, and would not deliver against the strategic needs identified by the Core Strategy. Following further consultation with the Environment Agency, the Borough Council considers that the need for additional housing in Wiggenhall St. Germans to help support existing facilities justifies housing allocations notwithstanding the flood risks.

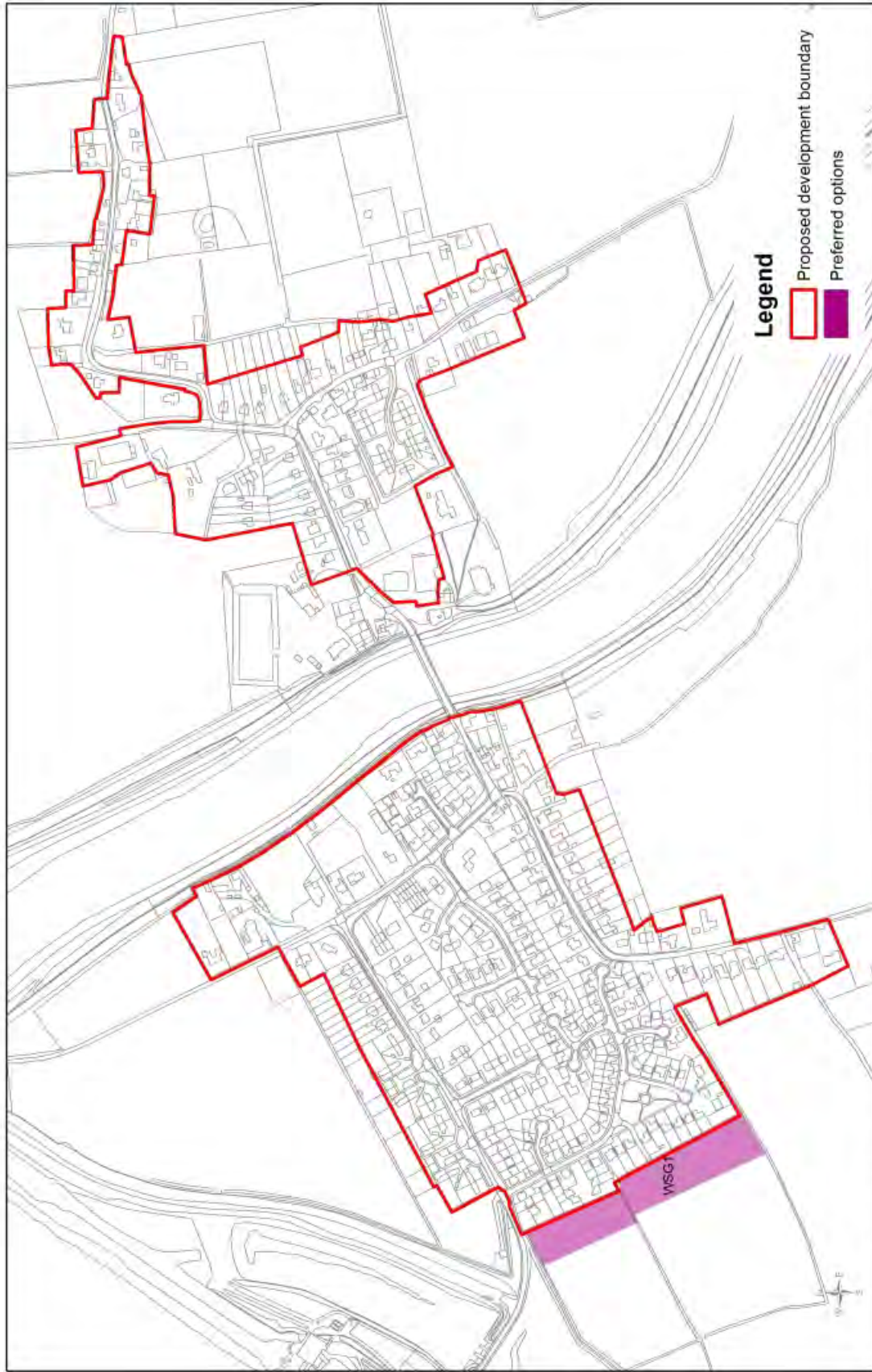
**7.115.8** The sequential test (see NPPF paragraph 101), requires that development is located in areas at lower degrees of flood risk. However, the housing required in Wiggenhall St. Germans cannot be located in an area at a lower degree of flood risk because the whole of the settlement has the same degree of risk. In terms of the exceptions test (see NPPF paragraph 102), the Borough Council judges that the benefits of the housing in supporting the sustainability of the services and community at Wiggenhall St. Germans outweigh the flood risk.

**7.115.9** In accordance with the NPPF development of these sites will be subject to a site specific flood risk assessment and demonstration of the safety of the development, and are likely to require specific design measures to manage the residual risk.

## Responses to 'Issues and Options' Consultation

**7.115.10** Wiggenhall St. Germans Parish Council made site specific comments and raised concerns regarding the proposed development boundary. No other comments from members of the public were received.

Preferred Option



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Wiggshall St. Germans



## Draft Policy WSG1 Land South of Sluice Road

**Land amounting to 1 hectare south of Sluice Road as shown on the Policies Map is allocated for residential development of 12 dwellings. Development will be subject to compliance with all of the following:**

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Submission of an Environmental Assessment that establishes that development does not have an adverse impact on the County Wildlife Site that is adjacent the northwest boundary of the site;
3. Suitable improvements and integration with the Public Right of Way that runs across the centre of the site;
4. Provision of affordable housing in line with the current standards.

## Site Description and Justification for Draft Allocation

**7.115.11** The allocated site (which includes part of submitted sites ref: 967 & 1088) is located to the west of the settlement, with its eastern boundary immediately abutting the proposed development boundary. The site comprises of Grade 2 (good quality) agricultural land currently in arable use. Whilst development on the site would result in the loss of good quality agricultural land, this is applicable to every other site in the settlement and the need to allocate housing in the settlement outweighs this constraint. Furthermore the Council considers that the scale of development proposed is not large enough to have a detrimental impact on the availability of productive agricultural land.

**7.115.12** Landscape features on the site includes boundary hedgerows and a public right of way that runs across the centre of the site. The site is sufficiently large for the public right of way to be incorporated into the layout and design of development without any detriment to this constraint. Also, walking access to services and for recreation can be enhanced by the presence of the public right of way.

**7.115.13** There is a County Wildlife Site adjacent the northwest boundary of the site, therefore the allocation policy requires an environmental assessment prior to development to identify and mitigate any potential impacts.

**7.115.14** The neighbouring area comprises of established housing development on the east and agricultural land to the west and south. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the east boundary. In the limited views that are available the site is seen in the context of the existing settlement.

**7.115.15** The allocated site is well integrated with the main built up area of the village and the form of the site provides an opportunity for new development without detracting from the general form of the village. Compared to other sites in the settlement development on this site is likely to have less impact on the form and character of the village.

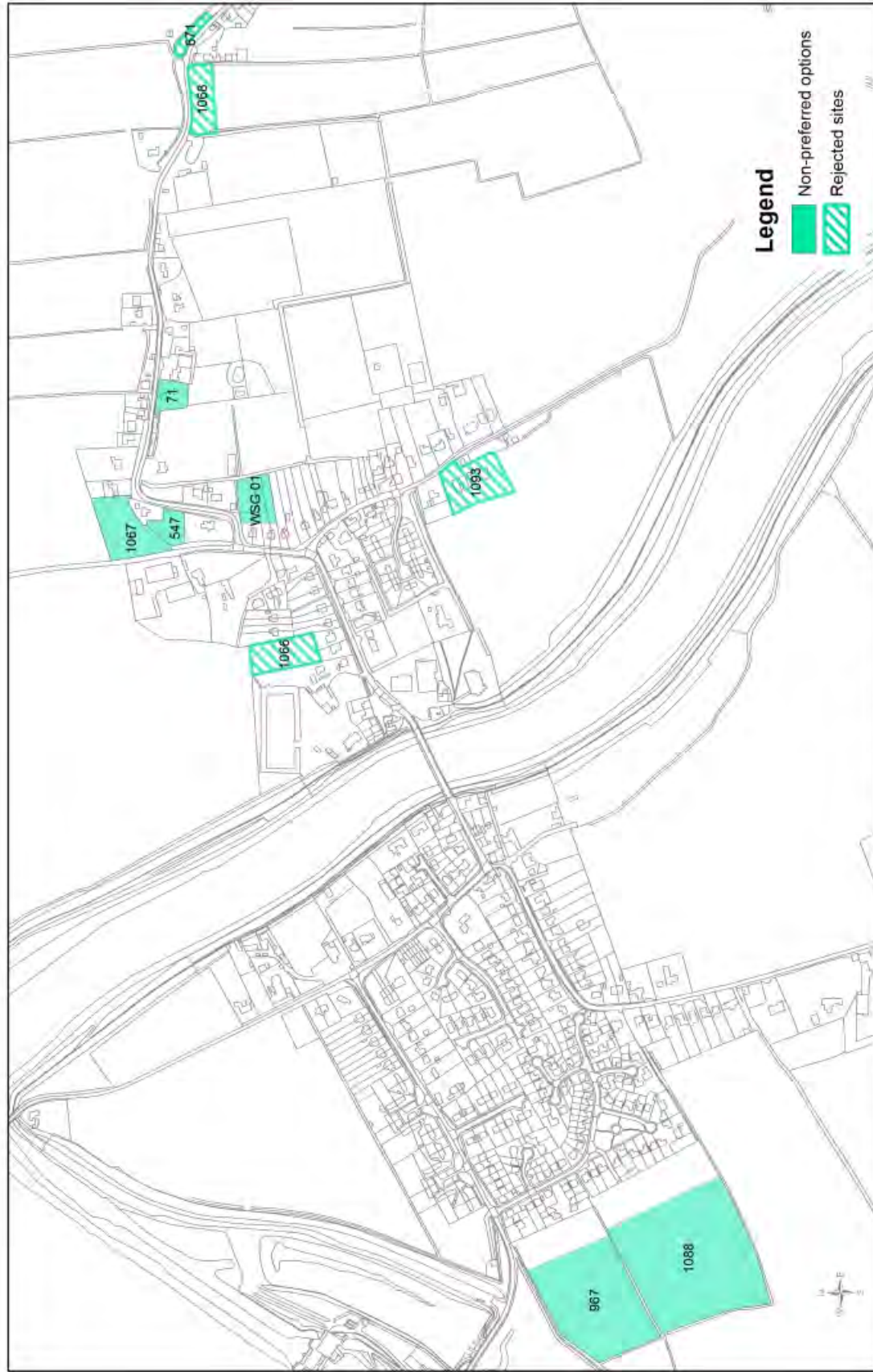
**7.115.16** The site is easily accessible and is reasonably close to key services in the village including the school and bus route. Norfolk County Council Highway Authority made no objections to the allocation of the site.

**7.115.17** The site is within tidal flood zone 3 and the flood hazard zone but as stated in the Strategic Background above, the entire settlement is constrained by equal degrees of flood risk but there is a need for additional housing in the settlement to support existing rural services. However, the site is situated within an area where the flood risk from a breach in the flood defences has been modelled inundation depth is less than 1m. As required by the allocation policy above, a flood risk assessment should be submitted prior to development.

## **Questions Rural Village - Wighenhall St. Germans**

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation WSG11?
3. Is there a more suitable site to accommodate around 12 dwellings in Wighenhall St Germans than the Council's preferred site. Why is this site more suitable?

7.115.18 Details of other considered sites



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Wiggshall St. Germans

Preferred Options	Main comparative reason(s) for selection
WSG 1 (Part of Site 967/1088)	Relates well to existing development pattern.
Non-Preferred Options	Main comparative Reason(s) for not being selected
Part of Site 967/1088	Site is too large for the planned village growth.
Site 547/1067	Potential negative impact on the character of the settlement. Development is likely to have a negative impact on the protected trees on the site.
Site WSG 01	Potential negative impact on the character of the settlement.
Site 71	Distance to services. Site is too small for the planned village growth.
Rejected Sites	Main reason for eliminating as not being 'reasonable options'
Site 671	The site is detached from the main built up area of the village.
Site 1066	Lack of highway access into the site.
Site 1068	The site is detached from the main built up area of the village.
Site 1093	Potential loss of employment use.

## 7.116 Wighenhall St. Mary Magdalen (RV)

### Wighenhall St Mary Magdalen

#### *Rural Village*

#### Description

**7.116.1** The village of Magdalen is situated on the west bank of the Rive Great Ouse; seven miles south of King's Lynn. The river clearly defines its eastern edge. In other directions, however, the village is less clearly defined. The village is flat with few trees of significance and there is no obvious focal point; the church and pub being at the northern end of the village near to the bridge in the older part of the village. Most of the older buildings are two-storey, some having small front

gardens. There are, however, a considerable number of bungalows and much newer development has been of this type. Magdalen has a few services including a school, shop and a pub. The Parish of Wigenhall St Magdalen has a population of 729 as recorded in the 2011 Census.

**7.116.2** Wigenhall St Mary Magdalen falls within the “The Fens- Open Inland Marshes” landscape character type <sup>(99)</sup>. This is characterised by a large scale landscape with extensive vistas and wide open skies evoking a strong sense of openness, exposure and isolation. It is a strikingly flat, low lying terrain. Strong geometric and linear units divided by a regular network of drainage ditches and dykes, long straight roads, large straight rivers and cut off channels. A largely unsettled landscape with villages and dispersed farmsteads with adjoining outbuildings.

## Strategic Background

**7.116.3** Wigenhall St Magdalen is designated as a Rural Village by the Core Strategy. The approach to the distribution of development (see Distribution of Development Chapter) suggests 7 additional dwellings are sought here. However, the Council considers the provisionally chosen site could satisfactorily accommodate a little more, and that 10 dwellings would be a more appropriate number.

**7.116.4** The whole of the settlement of Magdalen is within both Flood Zone 3 (high risk) and partially within the (flood defence breach) Hazard Zone. At the previous consultation stage, ‘Issues and Options’, the Borough Council suggested that settlements wholly within either flood zones 2 and/or 3 and the hazard zones should not be allocated housing because of the risk. However, the responses to consultation suggested that this approach was overly restrictive, and would not deliver against the strategic needs identified by the Core Strategy. Following further consultation the Environment Agency, the Borough Council considers that the need for additional housing in Magdalen to help support existing facilities justifies housing allocations notwithstanding the flood risks.

**7.116.5** In terms of the sequential test (see NPPF paragraph 101), the housing required in Magdalen cannot be located in a lower degree area of flood risk because the whole of the settlement has the same degree of risk. In terms of the exceptions test (see NPPF paragraph 101), the Borough Council judges that the benefits of the housing in supporting the sustainability of the services and community in Magdalen outweigh the flood risk involved.

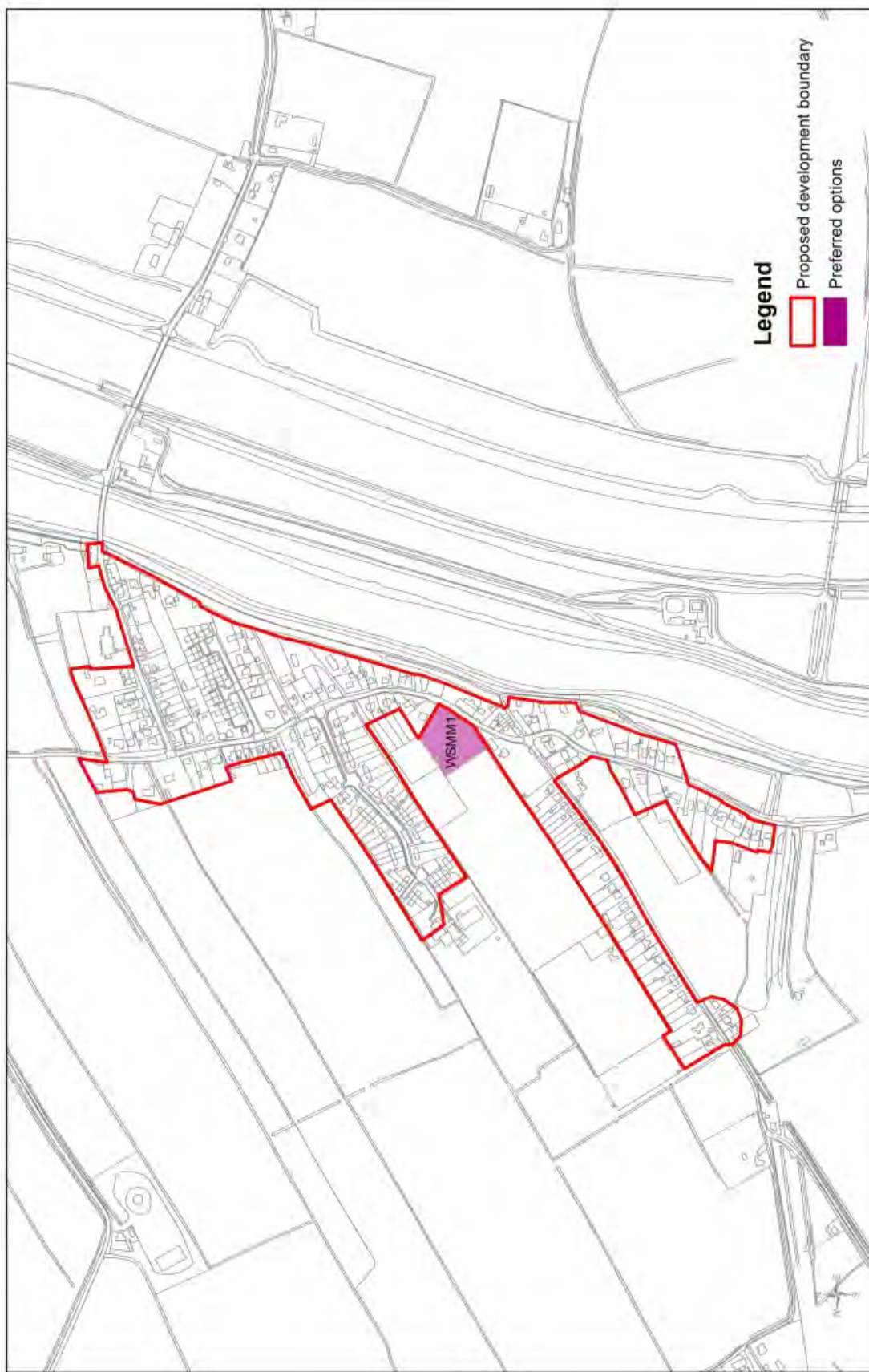
## Response to Consultation

**7.116.6** The Council received one comment with additional information supporting Site 293.

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99 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

Preferred Option



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Wiggerhall St. Mary Magalen

## Site Allocation

### Draft Policy WSMM Land on Mill Road

Land amounting to 0.5 hectares, as identified on the Policies Map, is allocated for residential development of 10 dwellings. Development will be subject to compliance with all of the following:

1. Submission of a Flood Risk Assessment (FRA) that should address all forms of flood risk (coastal inundation, fluvial, pluvial and groundwater). The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should suggest appropriate mitigation (flood resiliency measures)
2. Provision of affordable housing in line with the current standards.

## Site Description and Justification

**7.116.7** This site (part of submitted sites Ref. Nos. 490 & 647) is a Greenfield site in agricultural use situated in the centre of the settlement, scoring highly in terms of sustainability. It abuts the current proposed development boundary on all but the west boundary. The Council considers the site is suitable to accommodate the 10 residential units required in the settlement at a density consistent with that of the surrounding area. Development on this site will support the facilities and services in the village.

**7.116.8** The majority of the views in to the site are limited to near distance from adjacent roads, properties and public rights of way. There are few opportunities for long distance views due to the site being located within a developed area. The site is completely screened by housing on the east boundary. In the limited views that are available the site is seen in the context of the existing settlement.

**7.116.9** The site lies within Flood Zone 3 (high risk of flooding) identified by the Borough's Strategic Flood Risk Assessment. None of the available sites in the settlement is at a lower risk of flooding as the whole of the settlement is in Flood Zone 3. Therefore the sequential test set by the National Planning Policy is met.

**7.116.10** A site specific flood risk assessment has not yet been carried out. This would be required before this site could pass the exceptions test set by the National Planning Policy Framework and be developed. This site could only be granted permission (or allocated unconditionally) if such an assessment demonstrates that housing development on this site would be safe, and it can be shown that this can be achieved in a way compatible with the site's surroundings. It will be for the site owner or prospective developer to provide such an assessment. The detailed requirements for this are set out in a draft area Wide Policy (see earlier in this document).

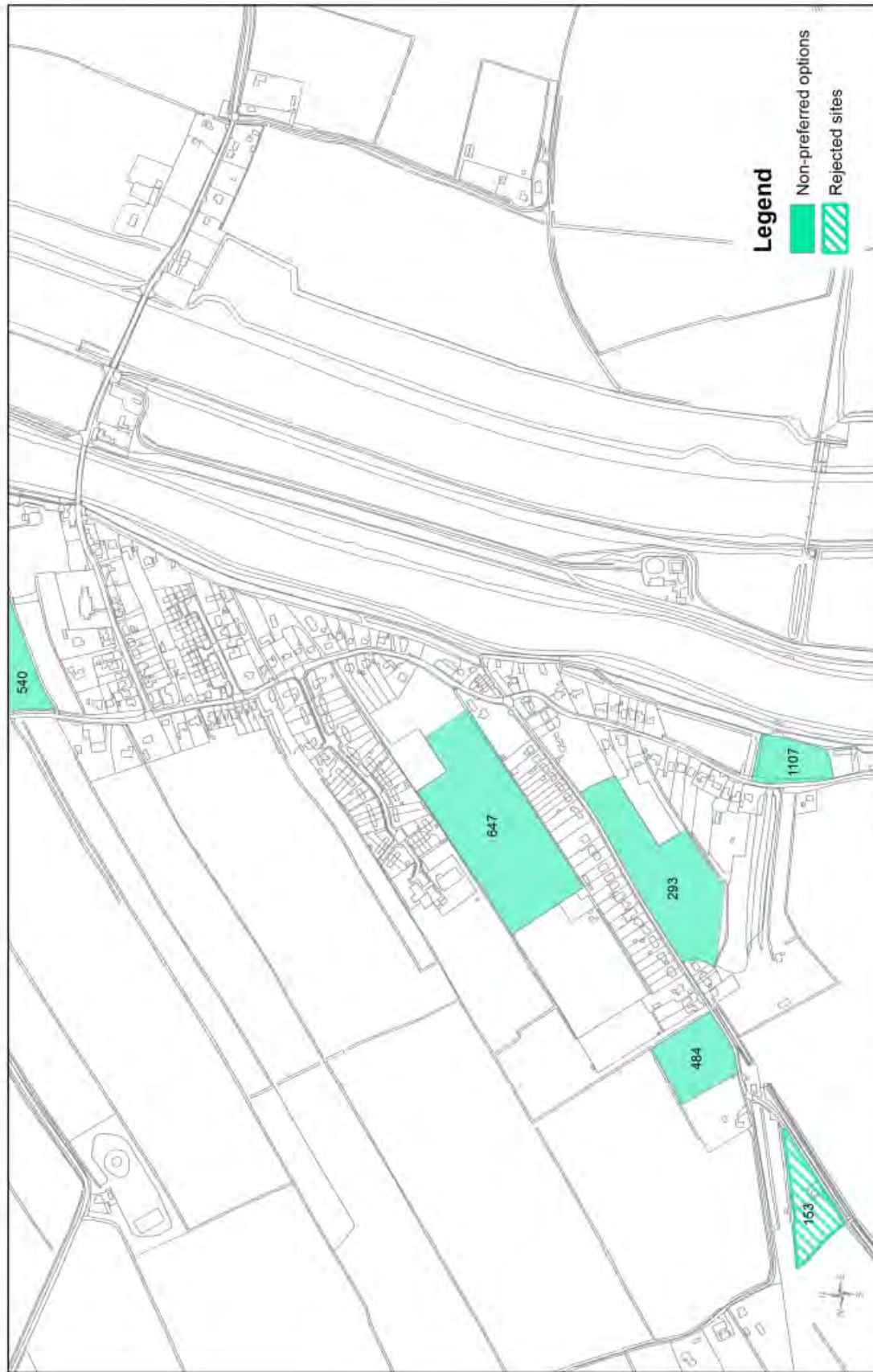
**7.116.11** The Council favours this site to be favourable over the other sites submitted due to its central location and relation to village services. Development on other sites would have a more negative impact upon the local landscape as they tend to be located towards the edge of the settlement.

## **Questions Rural Village- Wighenhall St Magdalen**

1. Do you have any comments on the proposed development boundary?
2. Do you have any comments on the draft allocation WSMM1?
3. Is there a more suitable site to accommodate around 8 dwellings in Wighenhall St Magdalen than the Council's preferred site? Why is this site more suitable?



## Details of other sites considered



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Wiggenhall St. Mary Magalen

<b>Preferred Option</b>	<b>Main comparative reason(s) for being selected</b>
WSMM1 (Part of Site 490 & 647)	Distance to services Central location within the settlement
<b>Non- preferred Options</b>	<b>Main comparative reason(s) for not being selected</b>
Site 293	Development would have a greater negative impact on the landscape Development not as centrally located as the preferred option
Site 484	Development would have a greater negative impact on the local landscape being on the edge of the settlement
Site 490 & 647	Site is too large for planned village growth (part of the site is used as Preferred Option WSMM1)
Site 540	Development would have a greater negative impact on the local landscape being on the edge of the settlement
Site 1107	Development would have a greater negative impact on the local landscape being on the edge of the settlement
<b>Rejected sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 153	Site is detached from the main built up area of the settlement

## 7.117 Wighenhall Saint Mary the Virgin (SVAH)

## 7.118 Wimbotsham (RV)

### Wimbotsham

#### *Rural Village*

#### **Description**

The village of Wimbotsham lies just over a mile to the north of Downham Market. The basic village form is linear, with some growth extending out from the main route through the village. The village centre has an attractive feel which is designated a Conservation Area around Church Road, The Street and the village green which form the centre of the village. Older buildings in the village were constructed using Norfolk red brick and carstone, with Norfolk clay pantiles or Welsh slate on roofs. The Parish of Wimbotsham has a population of 664<sup>(100)</sup>. The village retains a church and chapel, a primary school, pub and shop as well as a number of independent businesses.

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100 Census Data 2011

The landscape character area is identified as 'Settled Farmland with Plantations' situated northeast of Downham Market with the Fens to the northern and western boundaries<sup>(101)</sup>. The flat to gently rolling landform of this character area is covered with a patchwork of arable farmland, historic parkland and rough grassland, interspersed with copses and belts of plantation woodland and a scattering of hamlets and small villages. Occasional ponds and pools are peppered throughout the area. Ditches, trees and hedges often align the rural roads. From the A10, approaching the junction with the A1122 and also from adjacent footpaths, the eastern settlement edge of Downham Market is visible. A network of relatively narrow, rural roads crosses the area and connects the settlements. The main A10, A134 and A1122 roads cut through the area (forming a triangle), with associated noise and visual intrusion.

## Strategic Background

Wimbotsham is designated a Rural Village by the Core Strategy. The Council's preferred option for distribution of development between Rural Villages on a population pro-rata approach (see Distribution of Development section earlier in this document) would indicate 6 additional dwellings for Wimbotsham.

The Environment Agency has not raised any concern regarding flood risk to any of the sites in Wimbotsham. However, the settlement overlies a Groundwater Vulnerability Zone therefore for development to take place extra care will be required to prevent new development causing groundwater pollution. Sand and gravel deposits have been identified in the village but this would not prevent a small scale development below 1 hectare in size. However, Norfolk County Council encourage developers to explore opportunities to extract sand and gravel from development sites for use in the construction phases of development.

Downham Waste Water Treatment Works serves Wimbotsham and there is capacity to accommodate the proposed level of growth. Anglian Water have indicated with regards to foul sewerage network, there may be some modest capacity within existing infrastructure, but this is dependent on the cumulative total of housing across the area which the treatment works serve. Otherwise developers would need to fund or part fund upgrades to the network.

The Norfolk Geodiversity Partnership have commented that sites to the south west of the settlement have well-established ponds which should be retained if the site is to be developed. If this is not possible, then the ponds should be logged by a specialist and the information made available to the Norfolk Biodiversity Information Service and/ or the Norfolk County Geological.

Of the sites put forward for consideration, those within the village and to its northern edge are not considered suitable because of their adverse impact on the character of the settlement and its Conservation Area. Submitted sites on the southern edge of the village are generally not accessible.

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101 Borough Council of King's Lynn and West Norfolk (2007) Landscape Character Assessment Final Report, Chris Blandford Associates

The sites to the south of the village are also parts of larger parcels straddling the gap between Wimbotsham and Downham Market. These have been explicitly considered in terms of their potential to provide expansion northward of Downham Market, while maintaining a significant gap between the town and Wimbotsham. (See Downham market section earlier in this document).

The Council considers that the sites which remain as options in the settlement are large sites which abut Wimbotsham and Downham Market.. Therefore no sites have been identified that, in terms of the form, character and servicing constraints of the village, are suitable to allocate for residential development.

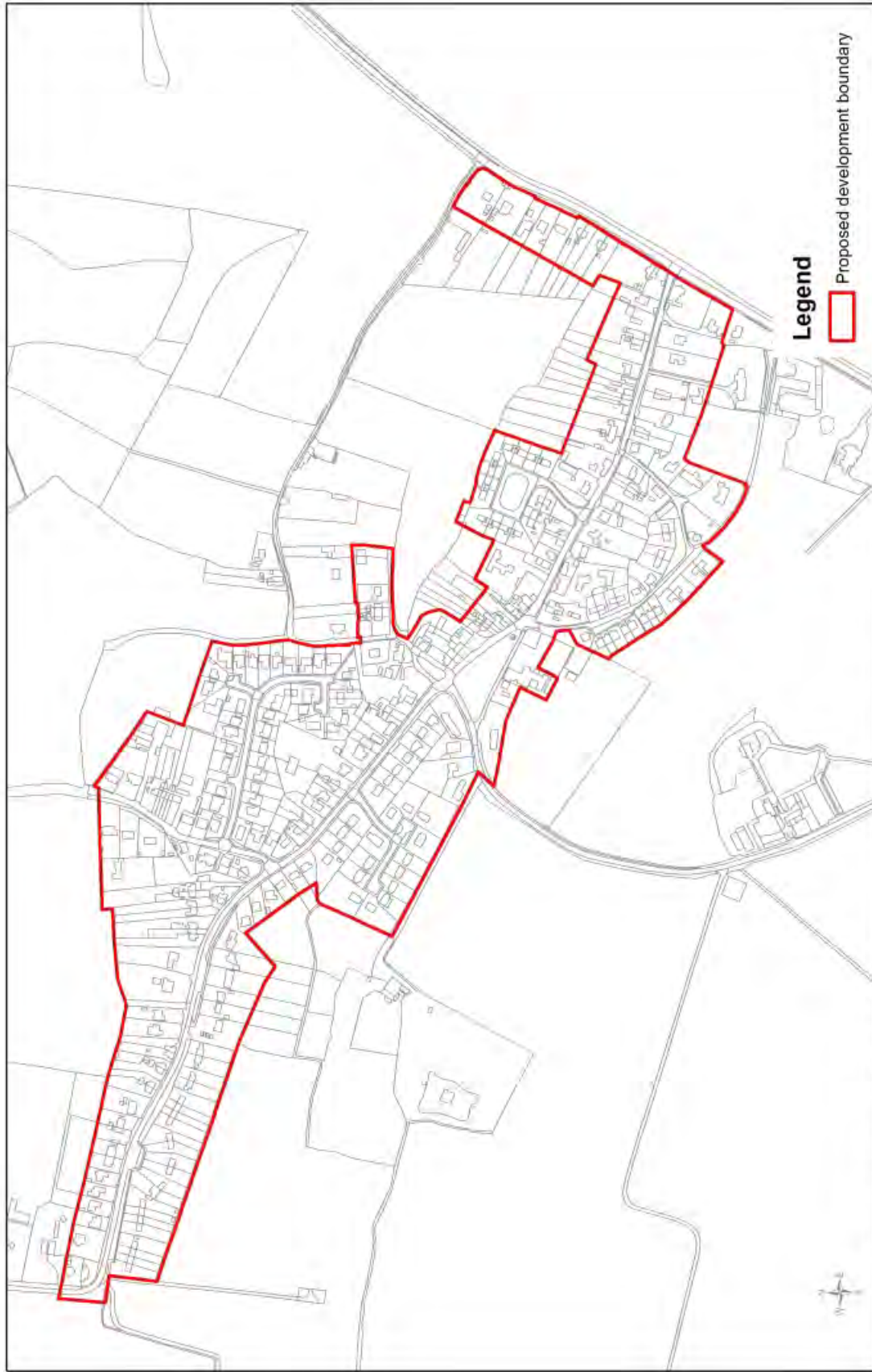
## **Response to Consultation**

Wimbotsham Parish Council submitted a copy of their Parish Plan which emphasises that open countryside separates Wimbotsham from Downham Market and following a questionnaire a high level of respondents agreed that these fields which separate the village should be protected. Further information was submitted by agents and landowners to promote and support individual sites.

### **Questions Rural Village- Wimbotsham**

1. Do you have comments on the proposed development boundary?
2. Do you know of a suitable site which could accommodate around 6 dwellings in Wimbotsham? If so, please submit details.

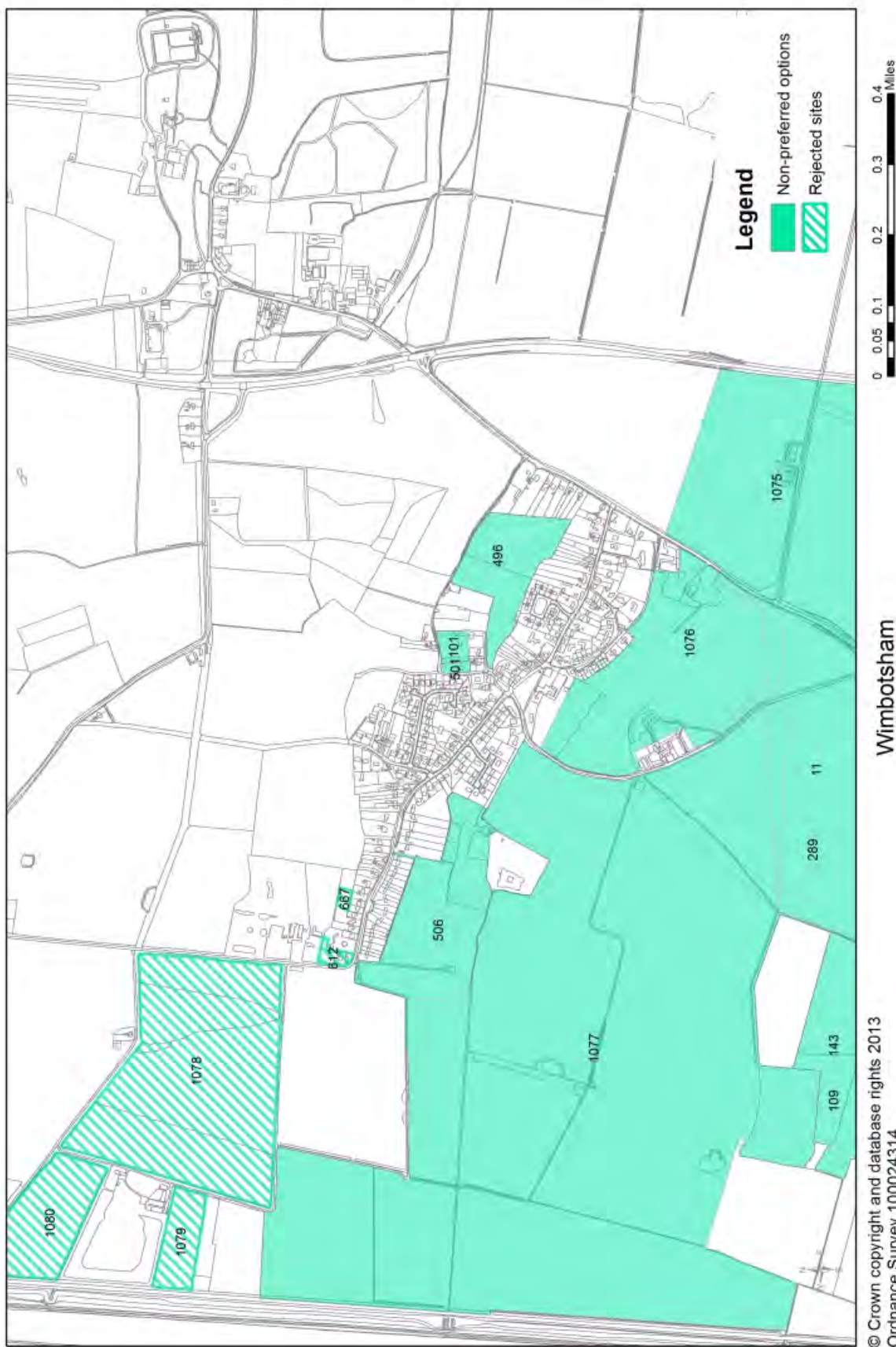
## Preferred Option



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Wimbotsham

Details of other sites considered



# Preferred Options for a Detailed Policies and Sites Plan

<b>Preferred Options</b>	<b>Main comparative reason(s) for being selected</b>
No sites	
<b>Non-preferred Options</b>	<b>Main comparative reason(s) for not being selected</b>
Site 101	Site located within the Conservation Area Development would have a negative impact on the form and character of the settlement
Site 496	Site is located partially within the Conservation Area Development would have a negative impact on the form and character of the settlement
Site 501	Site located within the Conservation Area Development would have a negative impact on the form and character of the settlement
Site 506	Site considered too large for planned development and is considered as part of the Downham Market section of the report
Site 1077	Site considered too large for planned development and is considered as part of the Downham Market section of the report
Site 1076	Site considered too large for planned development and is considered as part of the Downham Market section of the report
<b>Rejected Sites</b>	<b>Main reason for eliminating as not being 'reasonable options'</b>
Site 231	Site is detached from the rest of the settlement
Site 507	Site contains parkland and is within the conservation area any development would have a negative impact on the local landscape
Site 612	Poor highways access to the site
Site 667	Poor highways access to the site Site would have a negative impact on the local landscape
Site 1078	Site is detached from the rest of the settlement
Site 1079	Site is detached from the rest of the settlement
Site 1080	Site is detached from the rest of the settlement

## 7.119 Wolferton (SVAH)

## 7.120 Wormegay (RV)

### Wormegay

#### *Rural Village*

#### Description

**7.120.1** Wormegay is a small village that lies six miles south of King's Lynn and eight miles north of Downham Market, a short distance from the A134. The village has a population of 359<sup>(102)</sup>. The village is linear in form with development along Castle Road, and more recently Bardolph's Way. There is an immediate transition from the built extent of the village into open countryside, and it is important to recognise the significant trees around the castle. Older buildings are generally two-storey with pitched roofs, using yellow and red bricks and blocked and random carstone for walls, and red clay pantiles and slates for roofs.

**7.120.2** The limited local services in the village includes a school, a commutable bus route and employment uses.

**7.120.3** Wormegay is situated within 'The Fens - Open Inland Marshes' landscape character type<sup>(103)</sup> which follows the course of the River Nar to the north of the village and is restricted by the banks of the River Great Ouse further to the west. The area features managed arable fields, occasionally interspersed with pasture. Dykes and ditches frequently demarcate the medium to large, mostly regular, fields.

#### Strategic Background

**7.120.4** Wormegay is designated a Rural Village in the Core Strategy and is capable of accommodating modest growth to support essential rural services. On a population pro rata basis, (see Distribution of Development section) Wormegay would receive an allocation of 3 new houses. However, no sites have been identified that are suitable for residential development in terms of form, character, access and servicing constraints of the village. Therefore the Council cannot allocate land for housing in Wormegay at this stage.

**7.120.5** Wormegay lies predominantly in flood zone 1 (low flood risk) but the Strategic Flood Risk Assessment identifies a small area of the built extent of the village to be within Fluvial Flood Zone 2 (medium risk) and 3 (high risk). The National Planning Policy Framework (see paragraph 101) recommends that new development is located away from areas at high risk of flooding using the sequential test.

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102 2011 Parish Population Census Data

103 King's Lynn & West Norfolk Landscape Character Assessment 2007



**7.120.6** The entire settlement lies within a Groundwater Vulnerability Zone, indicating that extra care is required to avoid the risk of new development causing groundwater pollution. Further consultation with the Environment Agency on proposed development would be required at the planning application stage.

**7.120.7** Parts of Wormegay have been identified as mineral safeguarded areas with deposits of silica sand. Norfolk County Council as the minerals & waste authority advises that developments of more than 1 hectare in these safeguarded areas would require further assessment and consultation with the County Council. Developments of less than 1 hectare are not required to meet these criteria but developers would be expected to explore the potential for prior extraction of minerals where practicable and utilise them on site in the development.

**7.120.8** However, the Borough Council did not consider any of the submitted sites suitable and would welcome further suggestions of sites which might be suitable for development of around three dwellings.

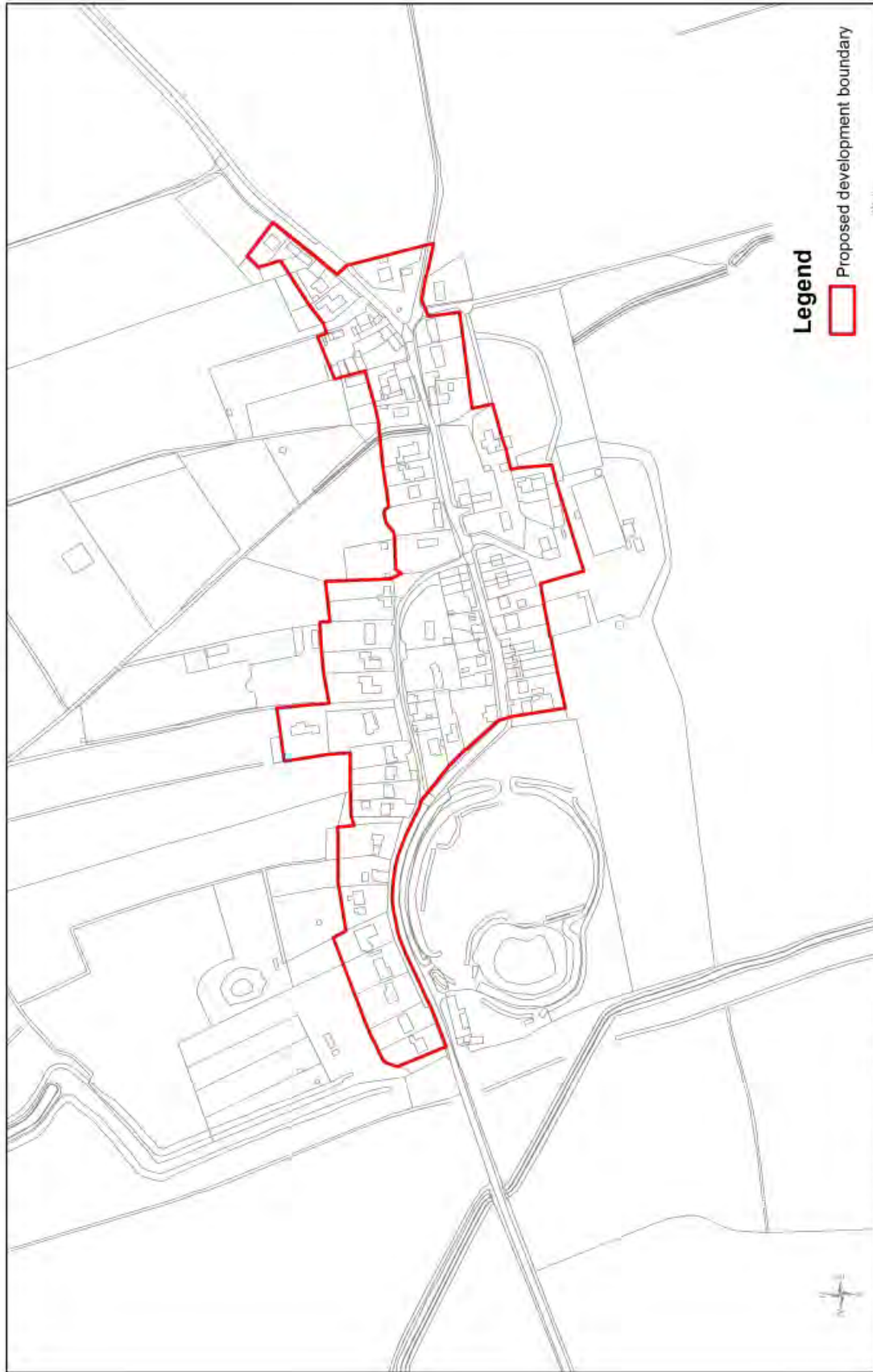
## **Response to Issues and Options Consultation**

**7.120.9** Wormegay Parish Council considered one site (577) acceptable for development but objects to the other sites. The Parish Council also suggested amendments to the proposed development boundary. No other comments were received from members of the public.

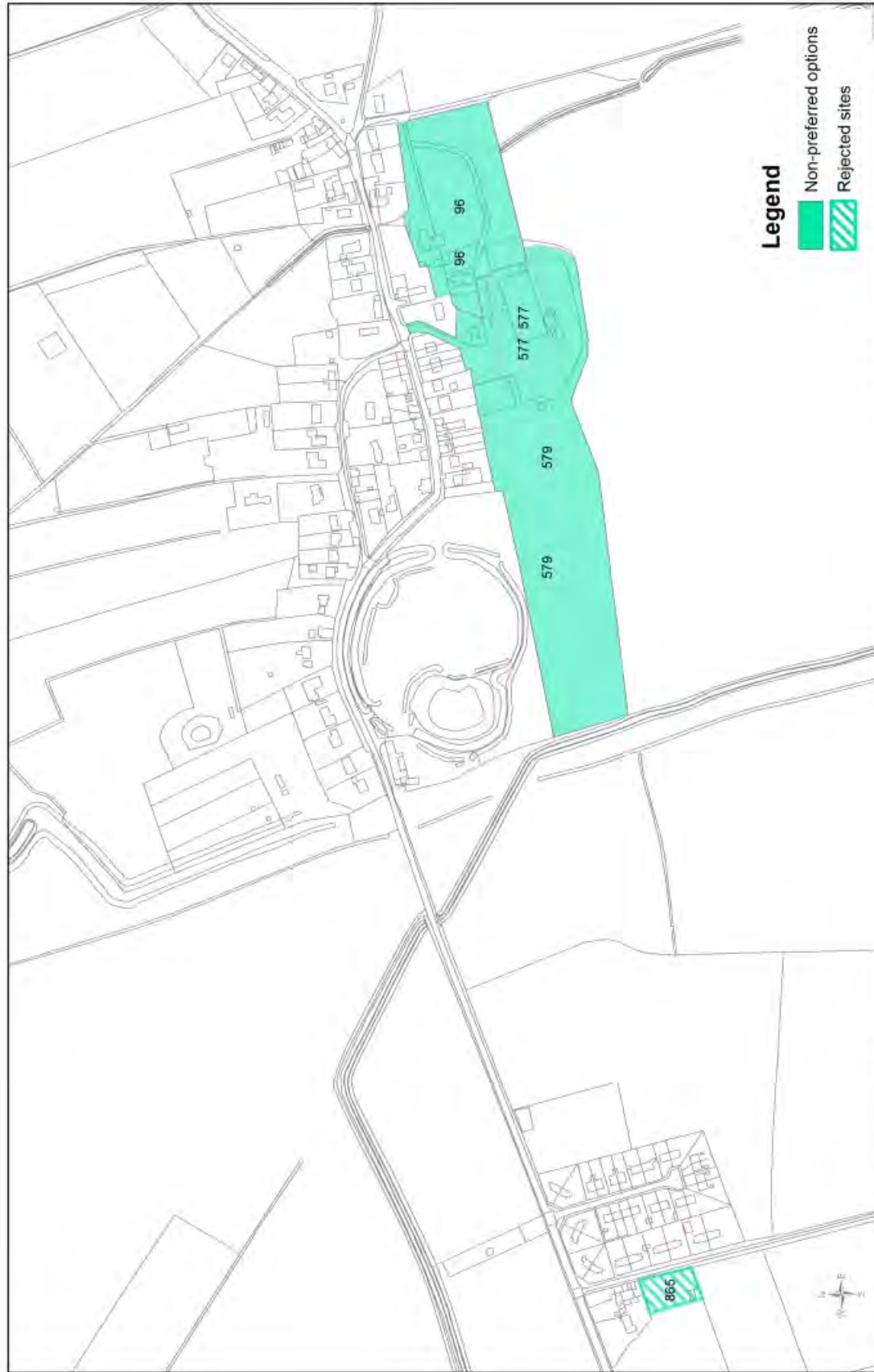
### **Questions Rural Village - Wormegay**

1. Do you have any comments on the proposed development boundary?
2. Do you know of a suitable site which could accommodate around 3 dwellings in Wormegay? If so, please submit details.

Preferred Option



## Details of considered sites



Non-Preferred Options	Main comparative Reason(s) for not being selected
Site 96	Unable to deliver safe access.
Site 577	Unable to deliver safe access.
Site 579	Unable to deliver safe access. Potential loss of employment use.
Rejected Sites	Main reason for eliminating as not being 'reasonable options'
Site 865	The site is detached from the main built up area of the village.

## 7.121 Wretton (SVAH)



